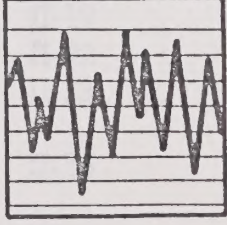
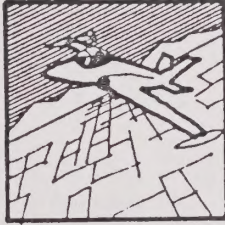
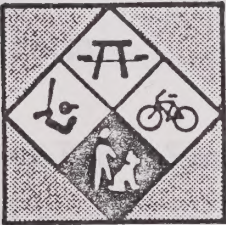
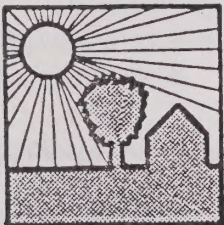
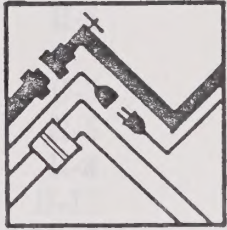
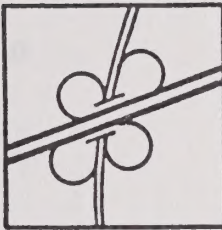
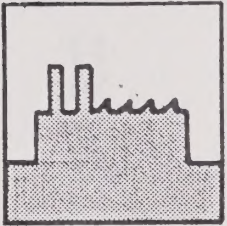
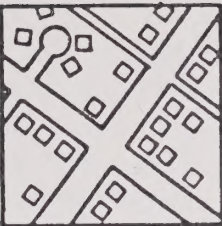


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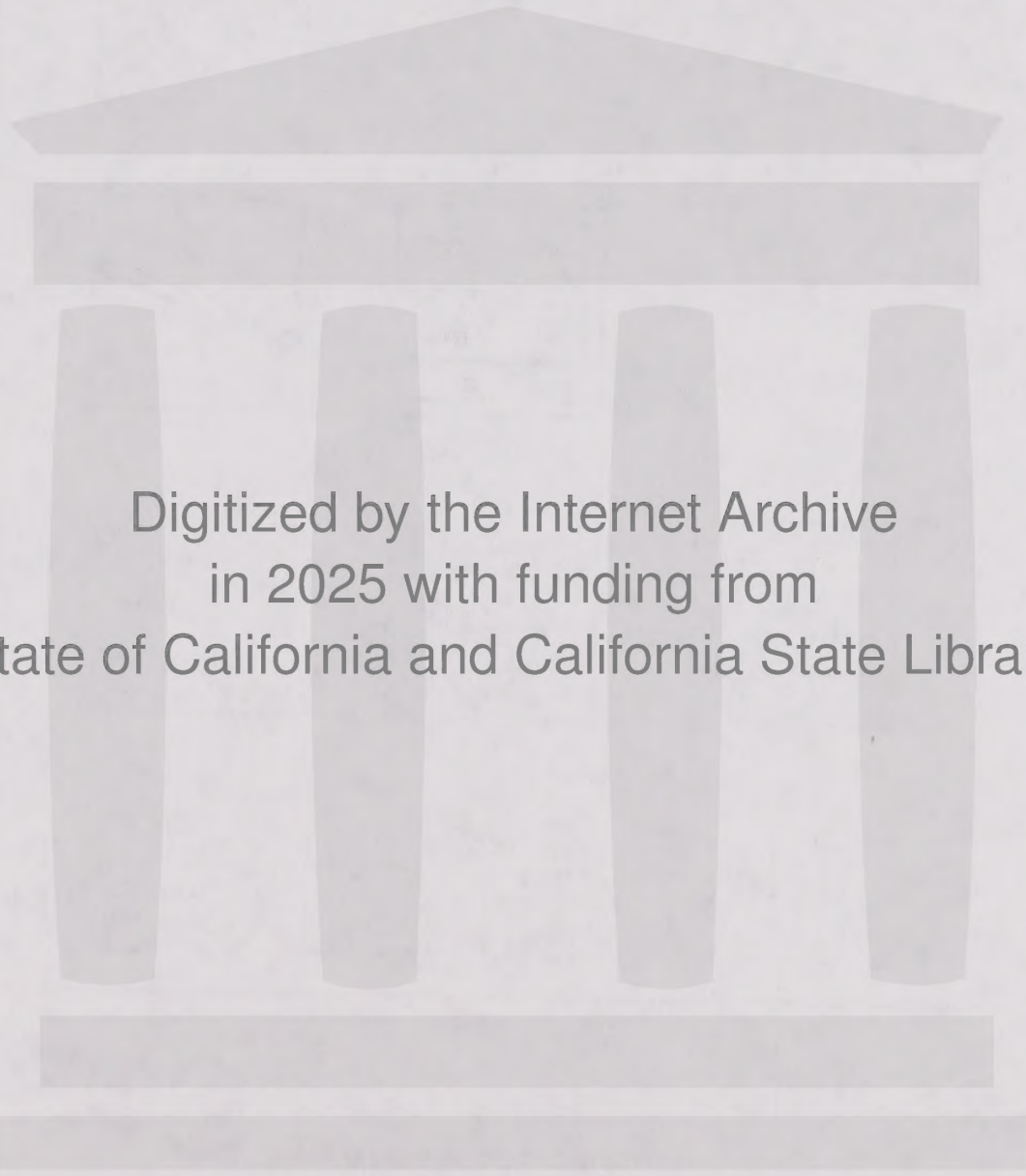
city of el centro

general plan

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introduction

I. INTRODUCTION

AN HISTORIC SKETCH

In 1906 W. F. Holt and C. A. Barker purchased the land on which El Centro was eventually built for about forty dollars an acre and invested \$100,000 in improvements. As one historian of Valley life put it, "in only five months El Centro went from a barley field to a city...". The City of El Centro was incorporated on April 6, 1908.

Early growth was rapid with the city's population reaching 1,610 by 1910 and more than tripling by 1920 to 5,646 people. One of the reasons for this rapid early growth was El Centro's successful battle with the City of Imperial to become the county seat. In these early days, relationships among the cities of the Imperial Valley were often intensely competitive, reflecting the particular frontier character of the area and the fact that six cities within a twenty mile radius were all established within one generation. These cities were in a horse race to win the prize of being the Valley's leading city and the intense competition is measured by the fact that it took twenty years to get a county fair started because of strong local loyalties on the County Board of Supervisors.

By the mid-forties, El Centro had become the second largest city in the Imperial Valley, with a population of about 11,000 people. El Centro had also become the principal wholesale center of the area and the location of the Imperial Irrigation district (I.I.D.) administrative offices.

Because of its strategic location near rail lines and Highways 80 and 99, El Centro in the 1940's was also becoming the shipping center for vegetables in the south end of the Valley. The principal industries of El Centro in the forties revolved around agriculture--fruit and vegetable packing and shipping, ice plants, a flax fiber plant, box factories, and concrete pipe and brick yards.

By the 1970's agriculture was still an important part of the City's economic life. Imperial County has become one of the most agriculturally productive areas in the country and more than thirty-five growers and shippers still operate in El Centro. However, by the early 1980's the two largest employment sectors in the El Centro labor market area were Government and Wholesale/ Retail Trade, reflecting El Centro's emerging role as a regional administrative and commercial center.

PURPOSE

The General Plan is a statement of intent by the City as to the future development of the community. Included as part of this comprehensive statement are goals and objectives which set specific direction and commitments to action. The General Plan also provides the mechanisms to achieve desired community goals and objectives through a coordinated implementation program with specific policies.

This comprehensive plan and associated implementation procedures have been developed by a thorough examination of the opportunities and constraints derived from the physical and cultural resources, socio-economic conditions and the business climate in El Centro. It provides a balance of land uses which seek to maintain and improve the "quality of life" in the community. The General Plan is a dynamic document in that it can and should be revised/updated on a regular basis to respond to changing community goals, physical resources and social concerns.

The preparation of the General Plan also responds to requirements set forth by the State of California Government Code Section 65300, which states that each "city shall adopt a comprehensive, long-term General Plan for the physical development of the (County or) City...". Further, Government Code Section 65302 continues that, "The General Plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards and plan proposals." The Government Code identifies seven required elements of a General Plan, which are the following: Land Use Element, Circulation Element, Housing Element, Conservation Element, Open Space Element, Public Safety Element, and Noise Element.

As provided by state law, the City of El Centro has chosen to incorporate the Scenic Highways Element, (an optional element, Sec. 65303) with the Circulation Element and the Seismic Safety Element with the Safety Element (sec. 65302g) The City has also chosen to include the following optional elements, Public Facilities and Economic Development.

COMMUNITY GOALS

Arriving at a set of community goals is a difficult if not a heroic task. When goals are ones with which everyone can agree, they are often so general as to be less than helpful in making planning decisions, while goals specified in detail can lead to conflicts over interpretation and intent. Invariably, there are conflicts among people holding different interests, ownerships, values and perspectives.

Even if goals can be agreed upon, some may be in conflict with others--in sum, "this" may only be gained at the expense of "that". In order to develop a good plan, not only do goals have to be identified but also some sense of their priority must be known if conflicts among goals are to be resolved.

A variety of informal and formal techniques have been developed to help identify and to weigh community goals. Public meetings, opinion polls, discussions with community leaders, can all contribute to an understanding of what a community wants, as expressed by participants. But still a choice has to be made among the variety of goals expressed by a diverse citizenry.

Most often, it is the Planning Commission or the elected official who is called upon to identify and to prioritize community goals. It is the elected official who is ultimately responsible to the people of the community and who makes the day-to-day decisions and choices directed toward meeting community goals. Other voices, other individuals, other

organizations are listened to and serve as a kind of cross-check on the official's impressions and statements. However, the elected official's determination of community goals should be a summing up of what they perceive to be desired by the community as a whole.

Issues were identified through active public participation and in coordination with members of the El Centro Merchants' Association. A Technical Advisory Committee was also formed to serve an advisory role to the City of El Centro in the preparation of the General Plan update. Representatives of the Committee include: City Staff; the El Centro School District; Housing Authority; business community; and residents of El Centro. The El Centro City Council, after consulting the Planning Commission, public debate and internal discussion, has adopted the following general goals and objectives to be addressed in the General Plan:

- o Provide for expansion and diversification of economic development focusing on tourism, retail trade, and new industry opportunities.
- o Provide a program that enhances El Centro's attractiveness as a place to live, to work, to visit, and to conduct business.
- o Guide future development with the purpose of providing additional needed public facilities and services in an efficient, equitable, and cost-conscious manner.
- o Protect existing residential areas and promote additional supplies of good-quality residential structures within the reach of a variety of people, economic groups, and lifestyles.
- o Provide efficient and streamlined development regulations and procedures which provide adequate opportunity for public input.
- o Foster the upgrading and continued growth of the civic and financial center.
- o Support the revitalization of established commercial areas, particularly the central business district.
- o Provide new areas for necessary future commercial development appropriate to the welfare and needs of the community.

These goals should not be looked upon as either complete or fixed for all time. The future is likely to reveal new potentials as well as new problems. These goals, as well as the General Plan, should be re-evaluated from time to time in order to ensure that they continue to be true reflections of current community needs, desires and potentials.

ORGANIZATION

The General Plan is divided into an Introduction and nine elements. These elements are Land Use, Economic Development, Housing, Circulation, Public Facilities, Conservation, Open Space, Safety, and Noise. Each element is further organized to allow the reader to obtain desired information quickly and easily. Maps and tables have been provided to illustrate specific data. The format of each element (with the exception of the Housing Element) is as follows:

Summary: An overview of key principles, programs and evaluation systems

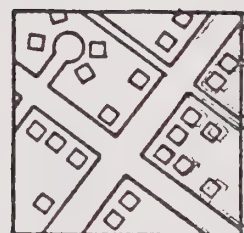
Introduction: A discussion of the individual element's relationship to the entire general plan and statement of existing condition and trends for the subject matter

Principles, Programs and Plans: Defines principles, programs and plans which provide policy direction to the City for future development

Tracking and Evaluating Progress: Approaches to track the success of principles, programs and plans

Implementation: Techniques for implementing desired principles, programs and plans set forth in the General Plan

It is important that the Elements are recognized and used as interrelated sections of an overall comprehensive plan. The General Plan has been prepared to be internally consistent to avoid conflicting recommendations and to provide a systematic approach to decision making.



**land use
element**

**LAND USE ELEMENT
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II. LAND USE ELEMENT

SUMMARY

The purpose of the Land Use Element is to provide a long-range plan which will establish standards and criteria for development and a physical plan based on those standards, for the use of the land in the City of El Centro.

The Element provides principles and programs for land uses. It also provides a means of tracking and evaluating progress in achieving the City's long-term goals. The Element also presents an Implementation section to assist the City in achieving the desired objectives and principles.

The objective of the principles and programs is to provide strategies for the physical use of land in an effort to create a healthful and aesthetically pleasing environment which balances the social and economic needs of the community. In order to accomplish this, land use categories are identified and suitable areas are located in the City. Additionally, areas are designated where special attention should be focused for future development or redevelopment in order to create new economic opportunities and improve existing development standards. Strategies are also put in place to control growth if development outpaces the City's ability to provide public services or maintain a high quality of life.

KEY PRINCIPLES AND PROGRAMS

To accomplish the objective, the following key principles and programs are established:

- o Provide balanced mix of residential housing types for varying socio-economic population levels which ensures healthful, safe and attractive neighborhoods.
- o Ensure a balance of commercial land uses that provide for retail, professional and service needs of the City's population and attracts consumers from the greater Imperial Valley region.
- o Encourage the development of recreation and regional oriented commercial to expand the City's overall economy and create new job opportunities.
- o Enhance the Central Business District through a program of policies and actions aimed at its commercial viability and diversification.
- o Promote and encourage an overall improvement in efficiency and visual appeal for all commercial areas.
- o Provide a variety and range of industrial areas so that it is economically feasible to manufacture, and provide goods, services and employment in attractive and convenient locations.

- o Provide opportunities and incentives for twin plant development with Mexico.
- o Provide for anticipated growth within the Sphere of Influence in an orderly and controlled fashion.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate city progress in achieving short and long-term goals, the following programs have been established:

- o Maintain an existing land use inventory for the incorporated area with the city and sphere of influence which can be updated on a regular basis.
- o The planning department should review and report on major changes in Land Use Designations, Future Planning Area and Community Design to the Planning Commission and City Council on an annual basis.
- o Maintain a "community capability inventory" which details the capacity of schools and public services. This inventory should be updated on an annual basis.
- o Review all development permits to determine their conformance with principal programs and plans of this Element.

Note: Please refer to the General Plan Bibliography for references which appear in the Land Use Element

INTRODUCTION

The Land Use Element identifies and analyzes the optimum use of the land. It contains the land use designations, the land use plan, inventory of the land uses and establishes the inter-relationships among the various aspects of land use planning. The following discussion provided a general overview of the City's existing land uses, general objectives and principles, the relationship of the Land Use Element to the other elements of the General Plan and an Implementation section.

RELATIONSHIP OF THE LAND USE ELEMENT TO THE GENERAL PLAN

Section 6S3O2(a) of the Government Code requires preparation of a Land Use Element which designates the proposed general distribution and general location of the uses of land for housing, business, industry, open space, education, public buildings and parks, and other categories of public and private uses of land. The Element recognizes the needs and desires of the residents of El Centro It reflects, as much as possible, the requirements that have evolved as a result of on-going efforts to improve the socio-economic environment of the City, while maintaining and protecting a balance with its natural resources.

All of the elements of the General Plan will contain policies or programs which relate to the Land Use Element. The Land Use, Circulation and Economic Elements are almost inseparably related. Routing and design of Circulation facilities is one of the major determinants of the form of human settlement and the use of the land. Conversely, land uses create demand for circulation facilities. The Economic Element provided information regarding land uses and the programs and activities which can encourage economic growth and a higher long-term standard of living.

The Safety and Noise Elements also provide information on policies regarding natural and manmade hazards and disruptive noise sources within that City which need to be recognized in the Land Use Element. The Conservation and Open Space Elements define lands to be Preserved in a natural state or for other urban purposes (i.e. preservation of historic structures). All the elements define criteria and standards and identify programs needed to control the impact of people's activities on the physical and social environment of the City.

FIGURE 1 LAND USE PLAN

(see pocket)

LAND USE DESIGNATIONS

Land uses identified on the Land Use Plan (Figure 1) designate the proposed general distribution and location of land for residential, commercial, and industrial uses, and for community facilities. Categories are as follows:

Residential Uses

Currently, El Centro has approximately 9,500 dwelling units. There are approximately 285.79 acres available for residential development. These consist of low density residential; medium density residential; and high medium density residential. Classifications and standards for residential development are as follows:

Low Density Residential: Low residential is intended to provide for single family residential development on lots of not less than 6,000 square feet for each dwelling unit. The overall density would range from five (5) to seven (7) dwelling units per gross acre. This density classification allows for the typical subdivision pattern found in El Centro and throughout Southern California.

Medium Density Residential: Medium residential is intended to provide for residential development at a density of 3,600 square feet per dwelling unit, a standard compatible with duplex-type units with an overall density not exceeding twelve (12) units per gross acre.

High Medium Density Residential: High medium residential density is intended to provide for residential development with an overall density not exceeding twenty-five (25) dwelling units per gross acre.

Innovative techniques should be encouraged in future developments in order to provide a greater variety of prices and types of dwellings. In low density residential areas, for example, standard subdivision development of 6,000 square foot lots would typically result in a density of 5 to 6 dwelling units per gross acre. However, provisions of the Zoning Ordinance for clustered planned unit developments would enable a density of 7 dwelling units per gross acre to be achieved. In both the low and medium density residential categories, use of the cluster concept provides for the grouping of structures in a far more efficient relationship to streets and utilities while combining yards and setbacks into larger and more usable common open spaces. Alternately, "zero lot line" or patio house concepts, either attached or detached, permits doubling the size of the opposite side yards for each dwelling and provides more usable private yard space. It should, however, be used only where it is done in a consistent manner and where it will not change or disrupt the character of existing development.

Commercial Uses

There are approximately 850 acres designated for commercial use, consisting of approximately 500 acres of General Commercial and 350 acres of Tourist Commercial. In addition, the Regional Commercial Overlay encompasses a total of 580 acres located south of Interstate 8. Classifications and standards for commercial development are as follows:

General Commercial: General Commercial designation includes a range of uses, including: neighborhood, office, and heavy commercial uses. Neighborhood Commercial is intended for retail uses serving principally the convenience shopping needs of the neighborhood in which it is located. Office Commercial is intended for the establishment of professional and administrative offices, medical care centers and ancillary services. Heavy Commercial uses are intended for general commercial uses, business and consumer services, and light manufacturing.

Tourist Commercial: Tourist Commercial designation is intended to provide for the development of motels, resort hotels and related commercial and tourist oriented uses. Multiple-family residential and freeway-oriented uses (for example, an auto-park") may also be found compatible with this category. However, such uses should incorporate comprehensive site, architectural and landscape design, and not be detrimental to other Tourist Commercial uses.

Regional Commercial Overlay: The Regional Commercial Overlay is intended to allow consideration of a regional or community shopping center as an alternative to the base land use designation within specifically identified locations on the Land Use Plan. Projects proposed under this designation are required to undergo Development Review and provide market analysis of the commercial/retail demand. Commercial uses intended by this designation include: Regional or community level shopping centers serving the existing and surrounding communities for all retail and specialized commercial activities.

Industrial Uses

There are approximately 540 acres (based on 215 parcels) designated for industrial development, which consist of General Industrial and Planned Industrial. The majority of such uses is concentrated in the eastern portion of the City. Where planned industrial matches the current zoning, there are approximately 440 acres (based on 204 parcels). However, this acreage excludes land uses which could not be transformed into industrial uses within the next 50 years.

The location of industrial land is based on suitable land for industrial and manufacturing activities, (i.e. compatibility to surrounding land uses, relationship to supporting services, such as railroads and highways, etc.). General classifications and standards for industrial development are as follows:

General Industrial: General Industrial designation includes a range of light and general manufacturing uses. Light manufacturing is intended to provide for the development of industrial use that include the fabrication, manufacturing, assembly or processing of materials that are in refined form. General manufacturing is intended to provide for the development of manufacturing process, fabrication, and assembly of goods and materials which do not in their operation or maintenance create offensive, obnoxious or dangerous conditions.

Planned Industrial: Planned industrial designation is intended to provide for the development of a wide range of industrial, manufacturing, select business and related establishments in a park-like setting.

Community Facilities

Community facilities are those sites which are either owned by public agencies or which are located within the City's civic center area. In addition, planned or anticipated public facilities are designated in the general area where they are expected to be located; however, these are representational or "floating" designations and not intended to be site specific. There are approximately 384.5 acres of land designated public (excluding 77 acres to be annexed for a new high school) and 34 acres of land within the civic designation.

Public: Parcels which are owned either by the City of El Centro, Imperial Irrigation District, Unified School District, or Community Hospital. Facilities owned by the City usually include police and fire departments, the library, sewerage facilities, parks and recreation, a museum, etc. (refer to the Public Facilities Element).

Civic: Within the City's civic center area are contained the major local governmental offices, state and federal facilities, as well as privately owned property, primarily professional offices, financial institutions and restaurants. The Civic category is intended to permit the continuation of these uses in a manner which is compatible with and supportive of the area's unique role to governmental activities of the entire Imperial County region.

EXISTING CONDITIONS AND TRENDS

The Land Use Element examines the principle issues of land use, growth management and community design as they relate to the goal of creating economic and growth opportunities in a positive and aesthetically pleasing fashion.

Land Use

The City of El Centro, because of its unique role as a regional center, contains a wide variety of land uses. In certain circumstances, such as the civic and commercial uses, these are located in definable districts, associated with historical growth patterns directly related to local and regional circulation routes. The City also contains a wide variety of housing types, industrial, health care, educational and park uses which have developed in association with economic opportunities and community needs. In general, the land use patterns emanate from the Central Business District centered along Main Street. This area is the historic core of the City and includes major civic uses, government offices, the county court house, and older commercial uses, primarily retail, service and dining.

Interstate 8 and its major link, Imperial Avenue, have created the opportunity for commercial expansion and diversification within the City. At their intersection, newer hotel, motel, convenience retail and fast food services attract travelers and local residents. Most major retail and medical uses are located along the Imperial Avenue corridor; and a variety of educational, recreational and residential land uses exist compatibly in a manner which creates a positive image of the City. Northern Imperial Avenue has developed into a community-oriented retail shopping area providing many goods previously available in the Central Business District.

Industrial development is located in the eastern and southeastern portion of the City. Development in these areas tends to include heavy industrial uses oriented toward the Southern Pacific Railroad, Commercial Avenue and Main Street or the Dogwood off-ramp at Interstate 8. The city-owned industrial park located at Dogwood and Ross Avenue provides large parcels for manufacturing and light industrial development.

Residential development includes multi-family and single-family dwelling units and mobilehome parks. The multi-family units are integrated with single-family and commercial immediately north and south of the Central Business District. Newer multi-family developments have also been constructed west of Imperial Avenue adjacent to Valley Plaza and north of Adams Avenue.

Single-family neighborhoods are located in the southern, southwestern, northern, and northwestern portions of the City. Mobilehome parks are integrated with single-family residential development in the northwestern portion of the City. Public land uses, such as parks and schools, are integrated throughout the City.

In reviewing the trends of land use in El Centro a series of positive and negative features can be readily defined. These trends are directly related to the regional agricultural economy fluctuations, shifting residential development and a greater orientation of commercial development to Interstate 8 and Imperial Avenue.

Specific examples of negative trends include the following:

- o Inability of existing vacant industrial/-business facilities to readily attract new tenants.
- o The continued movement of viable retail commercial out of the Central Business District.
- o The dependence of the City on the regional agricultural economy and its impact on City employment.
- o The continuing use of older motels along Adams Avenue for lower income residential housing.

Examples of positive trends include the following:

- o Intensification and focus of new commercial development oriented toward Interstate 8 and Imperial Avenue.
- o Development of quality residential in the western portion of the City and its sphere of influence.
- o Development and continuing expansion of related medical facilities and services along Imperial Avenue.
- o Maintenance and preservation of significant public facilities including civic buildings.

Future Planning Area

The areas located outside the City boundaries but within the sphere of influence represent the City's future planning area. This area is still used predominantly for agriculture although a significant new residential development is being constructed at the western boundary of the City. Adjacent to the northern and eastern portions of the City are a mix of older commercial, industrial and residential uses. The uses located to the east of the City along Highway III and Main Street include many underutilized and dilapidated facilities. The area south of the freeway on the City's southern boundary is primarily agricultural and includes a new recreation vehicle park and golf course.

Trends within the outlying area of the City include new residential development to the western boundary of the City and limited development and

property improvement to the eastern portion of the City. This eastern portion exemplifies the regional economy and the lack of money for reinvestment on business expansion. The northern boundary is experiencing some development annexation. The southern area includes a proposed recreational vehicle park expansion and a focus toward Interstate 8 to attract new industrial, recreational and tourist-commercial development.

Growth Management

Historically the City of El Centro has experienced a slow growth rate with a yearly increase of about 2.46 percent per year totaling 28,050 people in 1986. This slow rate overall has been interrupted by periods of moderate growth such as the 1970 to 1980 decade. These growth rates are directly related to overall economic conditions in the region, population shifts from colder parts of the United States and the migration of population from neighboring Mexico.

In order to properly plan for growth, the City of El Centro created a series of Growth Management options with the 1979 General Plan. These options ranged from Downzoning and Moratoria, to creation of a Development Rating System. Due to the limited growth experienced between 1980 and 1986 these growth management systems were not utilized.

Unlike many cities in southern California, El Centro has not experienced rapid growth in the recent past. The principal reason for the City's slow growth rate is considered the overall economic conditions of the region. Although the city itself maintains a fairly diverse economy due to its unique position as the center of government for Imperial County, the regional economy has hindered the development of new industry. This economy, based on agriculture, has suffered a significant downturn consequently limiting both purchasing power and capital investment in new ventures. Another factor relating to slower growth is the limited expansion of the geothermal industry. This energy source was planned to be an alternative to expensive oil in the late 1970s and early 1980s. The industry was not significantly developed due to the overall drop in oil prices and, consequently, a significant amount of growth which was anticipated did not occur.

Community Design

The City of El Centro contains distinct community design features which represent important opportunities for future development, redevelopment, enhancement and maintenance.

The most important of these features is the Central Business District and civic uses located along Main Street. This area represents a unique design opportunity in the region with its compact commercial district and maintained government buildings. The overall visual experience is hindered by the lack of integration of architectural theme or design image. However, landscaping and street

furniture programs were significant improvements toward upgrading the area over the last decade.

A second key area includes the gateways to El Centro along Imperial Avenue and 4th Street. Imperial Avenue represents newer development and includes a variety of land uses and design elements from traditional strip commercial to well-maintained residential. Although diverse in nature, the overall design experience is positive.

The other principal gateway, 4th Street, is less positive and represents a variety of land uses and design features that do not relate from a landscaping or architectural perspective.

Adams Avenue represents another definitive design district. This area stands out primarily due to the number of older motels in various states of disrepair being utilized as residential units. This area, which is designated commercial, represents a negative design image within the community.

The final area of concern includes the industrial district in the eastern portion of the City. This area contains many underutilized or closed industrial uses, heavy commercial and outdoor storage areas. This underutilization of available industrial and heavy commercial property, together with the lack of local reinvestment for beautification of private property within the industrial and commercial areas constitutes the primary negative trend.

A series of positive trends exist within the City of El Centro which include implementation of a landscaping program for the Main Street area, maintenance and construction of attractive governmental facilities, and preservation of the historic post office. Negative trends focus on the lack of local reinvestment for beautification on private property within the commercial and industrial areas.

LAND USE PRINCIPLES, PROGRAMS AND PLANS

LAND USES

The Land Use Element established the following objective:

- o To provide planning and strategies for physical land use in an effort to create a healthful and aesthetically pleasing environment which balances the social and economic needs of the community.

To accomplish this objective, the following principles and programs concerning residential, commercial and industrial land uses designations are established:

Residential Uses

- o To encourage the improvement and maintenance of older residential areas in order to prevent decay, blight, and decline in property values.
- o To establish a commitment on the part of the City for the maintenance of quality and public participation in beautification efforts.
- o Innovative techniques should be encouraged in future developments in order to provide a greater variety of prices and types of dwellings.
- o To provide a full complement of utilities and facilities as necessary to serve adequately and efficiently the needs of the City's residents.
- o To assure adequate living space and suitable residential environments by providing lot area requirements for each type of dwelling unit.
- o To prohibit incompatible non-residential uses from residential areas.

Commercial Uses

- o To require adequate off-street parking, landscaping, and access geared to each type of commercial activity in order to alleviate problems of traffic congestion and visual disorder.
- o To prevent the intrusion of incompatible uses in commercial areas.
- o To improve the relationship between commercial areas and adjacent non-commercial uses through the use of landscape buffers and masonry walls.
- o To maintain a proper balance of commercial activities between the various commercial areas and the Central Business District.

- o To regenerate the Central Business District through a program of policies and actions aimed at its commercial vitality (refer to the Economic Element).
- o To achieve a balance of commercial uses that provide for the retail business, professional and other service needs of the City's residents and which will attract customers from the Imperial Valley and other areas.
- o To promote and encourage an overall improvement in efficiency and visual appeal for all commercial areas.
- o To encourage the development of neighborhood convenience shopping facilities, to serve the needs of adjacent residential neighborhoods, with landscaped pedestrian walkways, adequate parking, and safe and efficient access from adjacent streets.
- o To promote improved architectural quality of commercial buildings and to require adequate setbacks, proper landscaping, site maintenance, and visual compatibility.
- o To provide adequate municipal services to all commercial areas, including the improvement of street appearance through a program of street tree planting, improved street lighting, and the relocation of unsightly utility wires and poles and rubbish receptacles.

Industrial Uses

- o To prevent intrusion of all incompatible uses that would reduce the efficiency of the industries and their opportunities for growth.
- o To protect adjacent residential areas from the intrusion of industry related noise, light, and visual clutter by proper screening, landscaping and the use of buffers.
- o The least intensive industrial uses should be located as a transition between the heavier uses and adjacent residential or other non-industrial areas.
- o Access to manufacturing districts should not be through or along the border of a residential area. Traffic should collect on industrial streets located within an industrial district then be routed to external areas by way of major highways and freeways.
- o Interior industrial subdivision circulation should be simple, functional, and be built to industrial standards.
- o Where possible, access to railroad lines, by way of spur trackage, should be available to those industries desiring this type of service.

- o Adequate setbacks and landscaped front yards should be required to improve the visual quality of the industrial environment, especially when located adjacent to arterials.
- o All storage and waste areas should be screened from view to enhance the quality of the environment.
- o An extensive program of overall industrial area beautification and maintenance should be encouraged to assure the maintenance of a high quality for all industrial districts.

Community Facilities

- o To include adequate area for existing and future expansion of municipal offices, police and postal facilities in the civic area.
- o To review architecture, site planning and access features of the civic area to coordinate with adjacent uses and enhance the visual quality of the area.
- o Adequate emergency access shall be provided to the civic area.
- o To assure that facilities and services of public agencies are coordinated with city growth in their timing, location, and levels of service.
- o To accommodate the development and expansion of public facilities in a manner which is compatible with existing and planned adjacent land uses.

FUTURE PLANNING AREA

The ultimate physical character of the city will be largely defined by the type of development which occurs within the sphere of influence of the future planning area. In order to best plan for that development the following principles and programs have been identified:

- o Provide a variety of housing types ranging from rural to urban in character affordable by a diversity of economic groups.
- o Develop a pattern of development compatible with the structure of the existing city in an orderly and efficient manner.
- o Provide for population and economic growth which diversifies the local economy.
- o Guide growth in order to insure public services and facilities can be provided at reasonable costs to the community as a whole.

- o Coordinate proposals with the County in order to administer plans in the immediate period prior to annexation.
- o Insure new development will not impact existing public services.

GROWTH MANAGEMENT

Of crucial importance to the City's growth is that proposed plans for land uses should insure that the future expansion of the city will occur in an efficiently phased and timely manner. This is necessary to insure an adequate utilization of land and to insure new development can be supplied with necessary municipal facilities and services efficiently at reasonable costs to the taxpayers of the community as a whole.

In implementing the land use plan, it is proposed that City expansion take place in two phases of development. The first phase of development would occur in already settled areas and in undeveloped areas adjacent to existing development. Figure 2 indicates the approximate boundary proposed for this phase of expansion.

This first phase of expansion would accommodate approximately 30,000 additional people at the designated densities and with sufficient land for necessary public facilities and neighborhood commercial centers. Once development within specific areas designated as phase one approaches capacity, second phases of expansion in contiguous areas may be permitted by appropriate Council action.

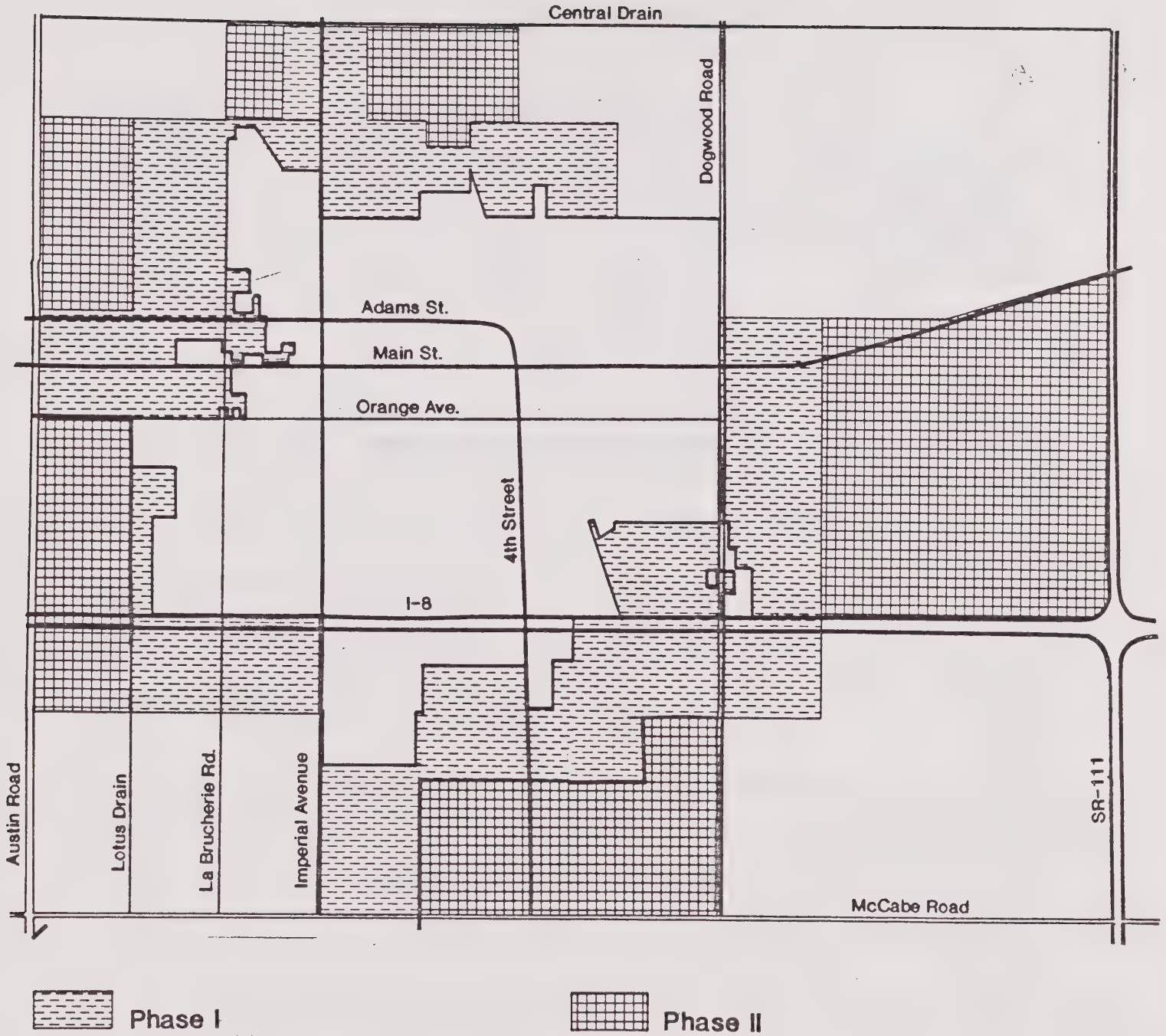
This second phase of expansion would accommodate approximately 20,000 people at the designated densities and with sufficient land for necessary public facilities and neighborhood commercial centers.

These two phases of expansion, coupled with a limited amount of development and redevelopment within the existing city, would accommodate over 30,000 additional people, a figure compatible with the highest growth scenario's projections for the next twenty years (see Tables 1 and 2).

TABLE 1

Phased Expansion

| <u>Area</u> | <u>Additional Population Carrying Capacity</u> |
|----------------------|--|
| Within Existing City | 1,440 |
| Phase I | 31,750 |
| Phase II | 19,700 |
| Total | 52,890 |



Phased Growth



city of el centro

figure 2

TABLE 2
Population Growth Over Next 20 Years

| Scenario | <u>Population Increase</u> | <u>Avg. Yearly Rate</u> |
|--|----------------------------|-------------------------|
| "No" or "Slow" Growth | 0 - 3,000 | 0 - 1% |
| "Moderate Growth" (Historic Trends) | 9 - 11,000 | 2% |
| "Accelerated Growth" | 20,000 | 3.8% |
| "Explosive Growth" | 30,000 | 5.5% |

TABLE 3
LOCATION OF NEW DEVELOPMENT
Population Carrying Capacity*

| Area | Phase I (%) | Phase II (%) | Total (%) |
|--------------------------------|----------------------|----------------------|-----------------------|
| "Western" | 10,060 (31.7%) | 3,535 (18%) | 13,595 (26.4%) |
| "Eastern" | 8,188 (25.8%) | 11,775 (59.7%) | 19,963 (38.8%) |
| "North" | 4,256 (13.4%) | | 4,256 (8.2%) |
| "South of freeway" | <u>9,246 (29.1%)</u> | <u>4,390 (22.3%)</u> | <u>13,636 (26.5%)</u> |
| Total for area of influence | 31,750 (100%) | 19,700 (100%) | 51,450 (100%) |
| "Existing City" | <u>----</u> | <u>----</u> | <u>1,440</u> |
| TOTAL | ---- | ---- | 52,890 |

* Percentages based on column totals for area of influence and are rounded.

TABLE 4

Type of New Development

| <u>Areas of Influence Type of Development</u> | <u>Percent of Area's Population Carrying Capacity</u> | <u>Affordability* (Approximate Minimum Income Requirements)</u> | <u>Approximate Percentage of Families At or Above</u> |
|---|---|---|---|
| 7,200 sf min. | 32.5 | \$20,000 | 54 |
| 8,500 sf min. | 39.0 | 25,000 | 43 |
| 10,000 sf min. | 19.6 | 35,000 | 29 |
| one acre | 8.9 | 60,000 | 10 |

*Based on estimated construction and land costs and assuming that the proportion of income spent on housing varies from 25 percent for moderate income groups to 20 percent for higher income groups.

As can be seen in Tables 3 and 4, the proposed plan provides for a balanced pattern of new development, both in terms of its location relative to the Central Business District and in terms of the mix of housing types provided. Overall, new population will be located to the east, west, and south of the existing city. However, during the first phase of expansion, somewhat more of the expected population increase is accommodated west and south of the city at higher densities than to the east.

Overall, the mix of residential development by type is well balanced with about 28.4 percent being allocated to high density residential, 4.1 percent to high medium density residential, 8.1 percent medium density residential, and about 58.8 percent to low density residential development.

Key principles and programs to assure the accommodation and management of new growth are the following:

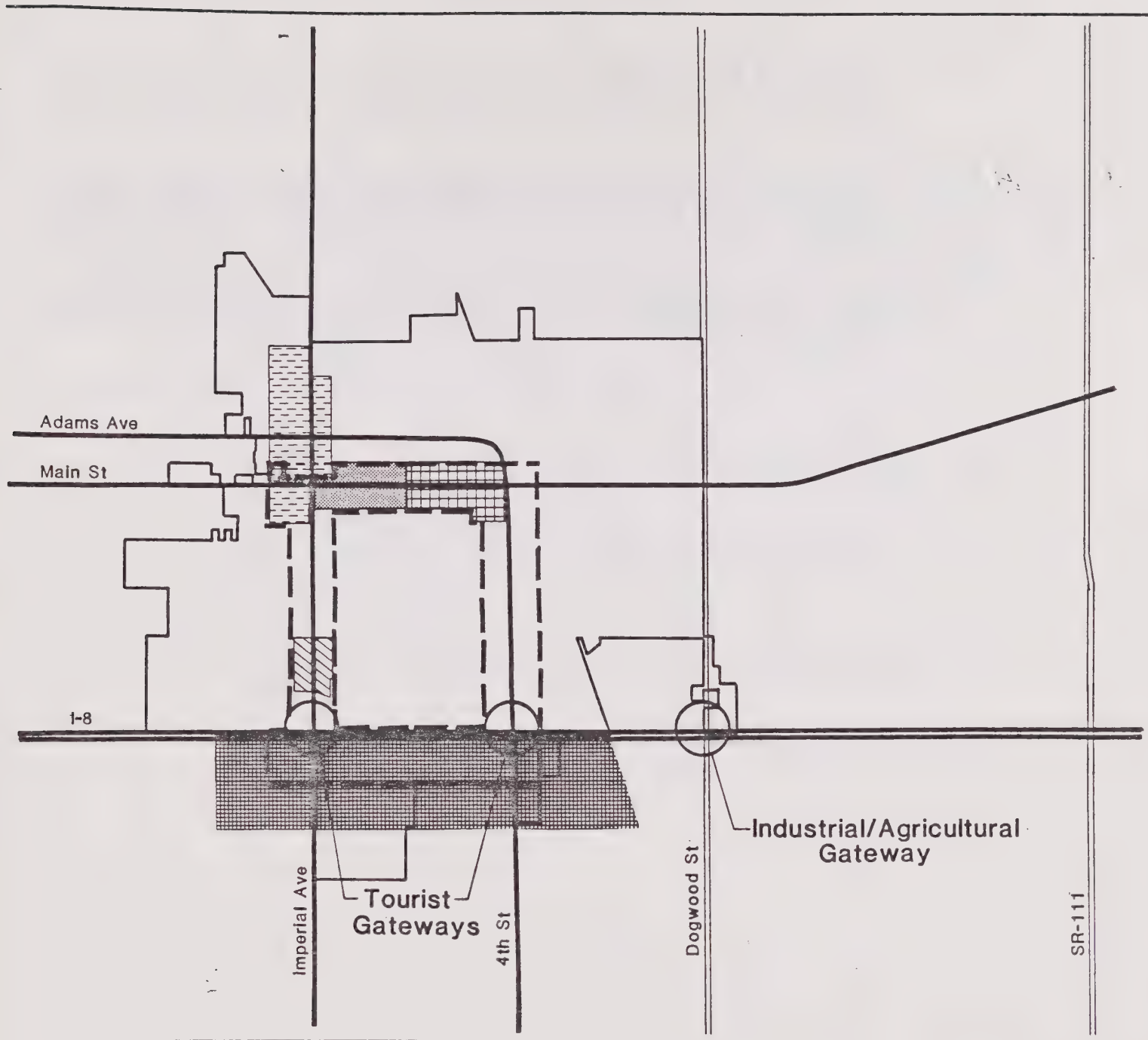
- o Insure the capacity of the school system to accommodate new students at needed educational levels.
- o Insure the capability of the sewerage system (lines and plant) to accept the additional sewerage from the proposed development. (The need for the development or extension of either parts of the system should be viewed on a total community cost basis. The time needed for the planning and construction of the facilities should establish the basis for timing new development.)








- o Capability of the community to provide adequate potable water (the ability of the system to accept the anticipated new demands), both for residential and non-residential uses should be determined. The expansion of the system must not place undue burdens on existing facilities or residents.
- o Police and fire protection is critical to both existing and future residents and businesses since the fire rates are established on the capabilities of the community to control dangerous situations. New development requiring the extension of essential services involving the employment of additional personnel or additional stations and equipment should be examined in terms of the impact and cost distribution that these costs would have on community taxes.
- o Streets and highways may not be immediately available to connect the proposed areas to the existing system. Development regulations under the Subdivision Map act can require the developer to install off-site improvements. The costs of maintenance, shall be taken into consideration prior to new development approval.
- o Provide efficient and streamlined development regulations and procedures which provide adequate opportunity for public input.
- o Utilize the Development Rating System Residential Growth Management Plan if services above are significantly impacted. Appendix A is a sample of a Development Rating System which could be adapted for use in El Centro if circumstances necessitated more stringent growth management.

COMMUNITY DESIGN

El Centro includes specific areas which are design sensitive. These areas include, Main Street between Imperial Avenue and the Southern Pacific Railroad; Adams Avenue; Imperial Avenue and 4th Street from Interstate 8 north; and the Industrial/Commercial area in the eastern portion of the city along Commercial Avenue and Main Street. These areas can be significantly enhanced with the following principals, programs and plans.

- o Creation of a Business Loop Overlay Plan for Imperial Avenue, Main Street and 4th Street (see Figure 3).
- o Adoption of guidelines for beautification, enhancement, maintenance and redevelopment of the Business Loop Plan with special emphasis on gateways to the City at Imperial Avenue and 4th Street and Interstate 8.
- o Adoption of a Master Landscaping Plan for scenic roadways.
- o Expansion of the Redevelopment Plan to include the north side of Adams Avenue to assist in rehabilitating or removing dilapidated motels.



- | | | | |
|---|------------------------------------|---|------------------------------|
|  | Civic Area |  | Medical/Professional Offices |
|  | Specialty Commercial/Entertainment |  | Regional Commercial |
|  | Community Commercial |  | Landscaped Roadways |
|  Landscape/Architectural Treatment Overlay | | | |

Conceptual Plan of Land Use Linkages

0 2000 4000



- o Adoption of "Use Nodes" at freeway interchanges with specific orientation to direct visitor and commercial/industrial circulation to separate gateways to the City.
- o Development of an enhancement plan for the eastern portion of the city focusing on Main Street and Commercial Avenue east of the Southern Pacific Railroad.
- o Assistance and support in the creation of a business oriented task force aimed at the beautification and enhancement of the business districts.

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Land Use Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule, for example, once every two years. People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of city decision makers.

Some of the instruments which could be created to track the progress of the City in meeting General Plan objectives are the following:

- o Maintain an existing land use inventory for the incorporated area with the city and sphere of influence which can be updated on a regular basis.
- o The planning department should review and report on major changes in Land Use Designations. Future Planning Area and Community Design to the Planning Commission and City Council on an annual basis.
- o Maintain a "community capability inventory" which details the capacity of schools and public services. This inventory should be updated on an annual basis.
- o Review all development permits to determine their conformance with principal programs and plans of this Element.

IMPLEMENTATION

Implementation of land use programs and strategies are generally accomplished at the local level, often under authority of state and federal legislation. In addition, local, state and federal funding sources enable implementation of land use goals.

LOCAL PROGRAMS

Zoning Ordinance

Zoning regulations are the primary means for translating the General Plan into parcel specific allowable uses and development standards. Zoning maps and regulatory provision must be consistent with the land uses, objectives, policies and implementation measures of the General Plan.

Subdivision Ordinance

Consistent with provision of the State Subdivision Map Act, the City of El Centro Subdivision Regulations provide standards for design and improvement of subdivided land within the City. Measures "as may be necessary or convenient to insure conformity to or implementation of the General Plan" can be included under subdivision regulations. The City should review and update it's subdivision regulations as necessary to achieve such ends especially with respect to public improvements, natural hazards avoidance and design criteria.

Redevelopment

The City of El Centro has established a Redevelopment Agency pursuant to California Community Redevelopment Law (Health and safety Code, Division 24, Part I.). It has adopted (November 29, 1978) a Redevelopment Plan which establishes procedures for administrative, acquisition, improvement and funding activities within a defined redevelopment area. The purpose of the plan is to revitalize blighted areas and to improve development potential of areas within the City consistent with the General Plan. The principal financing mechanism for redevelopment is tax increment financing.

The City should review the existing Redevelopment Plan and update the regulations and procedures as well as make boundary revisions as needed to assist in the implementation of the General Plan.

Capital Improvement Programs

The City of El Centro has a 5-year Capital Improvement Program which lists the recommendations for study or construction of public works projects on an annual basis. The Government Code Section 56402 requires Planning Commission review on a yearly basis for conformity to the General Plan.

Environmental Impact Reports/Procedures

The California Environmental Quality Act (CEQA) requires preparation of an Environmental Impact Report (EIR) for projects which may have significant impacts. Section 15080(c) of the EIR Guidelines requires that the initial study of a project consider whether it is compatible with the General Plan. Additionally, an EIR must discuss any inconsistencies between the proposed project and the General Plan (See Appendix B).

Construction and Building Codes Construction and Building codes set forth minimum standards and specifications for structural soundness, safety, occupancy factors and conditions of both new and existing development. Codes such as the following are used by the City and other municipal agencies to implement the General Plan's goals, policies and objectives:

- Uniform Building Code
- Uniform Mechanical Code
- Uniform Plumbing Code
- Uniform Electrical Code
- Uniform Fire Code

Review and Update

The General Plan is dynamic in that it is based on currently available information, and existing community goals, objectives and needs, which are constantly changing.

Government Code Section 65400(b) requires the Planning Commission to report annually to the City Council "on the status of the (general) plan and progress in its implementation". Government Code Section 65588 requires that the Housing Element must be reviewed and updated at least every five years commencing in 1984.

Generally, amendments to the General Plan are limited to three times in one year, with specific exceptions provided for by Government Code Sections 65361, 65302.3 and 56032(d).

FUNDING SOURCES

Local Funding

Taxes, exact ions, fees, assessments and bonds are five major sources for local funds. Taxes include property, use, occupancy, business license, etc. and are used to fund general purposes. Exactions relate to the dedication of land, improvements or in-lieu payments imposed on new development as part of subdivision requirements. Fees are levied to finance a particular facility, improvements, or services which confer "direct and identifiable" benefit to those paying fees. Special assessments are used to fund specific improvement projects, (flood control, street and sidewalk improvements, etc...) and are also borne by those benefitting. Bonds have been used to raise capital needed for major public improvements (sewage treatment plants, public buildings, etc...).

State Funding

There are a variety of grant and loan programs available to local governments which fall under the following broad headings; housing, energy, parks/open space/and recreation, solid waste management and historic preservation.

Federal Funding

The Federal Government also provides a wide variety of funding programs. The most utilized of which has been Community Development Block Grant Program funds. These funds are used for housing, public facilities improvements, urban renewal, and other local programs. The Department of Housing and Urban Development (HUD) and the Economic Development Administration have other grant and, loan programs available for specific purposes.

APPENDIX A

DEVELOPMENT RATING SYSTEM

A detailed review of the legal issues and other aspects of the growth management tactics is beyond the scope of the Land Use Element. Furthermore, some of these tactics may not be applicable, in practice, at the local level (e.g., development rights transfer). However, the following example is cited as a technique that may be applicable in El Centro in the future.

The City of Rialto, California, embarked on a growth management strategy involving a "point system" which seems to provide a reasonable model for smaller California cities to consider as a method for evaluating projects. In order to discourage scattered development patters which are difficult to efficiently provide with public services, the City of Rialto development rating system was designed as a type of timing and sequencing control. The purpose of this rating system is stated most succinctly in the Rialto Growth Management Plan (1978):

"Plans that offer something to the community will receive high priority, whereas proposals that appear to create strains on some or all of the basic services will have a low rating."

In the rating system, a project is evaluated on the basis of a maximum total of 100 points allocated among six categories. These categories reflect the degree of consistency with the General Plan, whether the project is contiguous to existing development, the need to extend utility services, the impact of the project on public facilities, the quality of the site plan, and the project's seniority in processing applications.

The Rialto Residential Growth Management establishes a priority system and maximum number of housing allocations per year, as well as a graduated fee schedule based on the project's development rating system total. However, currently the housing situation in El Centro does not appear to warrant establishment of a housing allocation threshold.

Following is the rating system used in Rialto. The allocation of points among the six categories is shown, as are the rating systems used within each category. The allocation of points among the various categories on utilities and public services indicated a strong concern with these two issues. Obviously, alternative distributions of points (or new categories) could be devised to reflect different priorities (or different concerns) in other communities. If needed in El Centro, additional categories should be incorporated into the plan providing preference points for the provision of below market rate housing, additional non-mandatory energy conservation methods such as solar water heaters and development on non-prime agricultural soils.

DEVELOPMENT RATING SYSTEM*
RESIDENTIAL GROWTH MANAGEMENT PLAN

1. GENERAL PLAN & CONSISTENCY WITH APPLIED ZONING MAX. 10 POINTS
 - A. Project is consistent with the applied zoning and General Plan and furthers the goals, policies and objectives of the comprehensive General Plan. (1-9)
 - B. Project will eliminate or correct a known inconsistency between the applied zoning and the General Plan. (3)
 - C. Project meets the specific critical housing needs as noted in the Housing Element of the General Plan. (3)
2. PROJECT FALLS INTO THE FOLLOWING GEOGRAPHIC DEVELOPMENT ZONES MAX. 20 POINTS
 - A. Zone I - Project is adjacent to contiguous residential development (infilling). (20)
 - B. Zone II - Project not contiguous to developed residential areas, but within 1/4 mile of contiguous residential growth pattern. (12)
 - C. Zone III - Project between 1/4 to 1/2 mile of contiguous residential development. (6)
 - D. Zone IV - Project over 1/2 mile from contiguous residential development. (0)
3. UTILITIES MAX. 20 POINTS
 - A. Sewer Main Line MAX. 6 POINTS
 1. No extension of the main is required other than interior sewers through the project site. (6)
 2. Extension of sewer main other than through the project is less than 1/4 mile total length. (4)

3. Extension of sewer main other than through the project site will be less than 1/2 mile and more than 1/4 mile in total length. (1)
 4. Extension of sewer main other than through the project site will be more than 1/2 mile in length. (0)
- B. Water (assume project pays all extension costs) MAX. 4 POINTS
1. Existing water mains adjoining site. (4)
 2. No existing lines at site. (2)
 3. For each type of water conserving device or technique used on project (developer to list). (1)
- C. Drainage MAX. 4 POINTS
1. Project is consistent with Master Drainage Plan. (4)
 2. Project is inconsistent with Master Drainage Plan. (-1)
- D. Private Utilities MAX. 6 POINTS
1. Phone service lines are:
 - a. to the property (2)
 - b. within 1/4 mile of the property (1)
 2. Sufficiently sized electrical facilities are:
 - a. to the property (2)
 - b. within 1/4 mile of the property (1)
 - c. conservation methods (developer to list) (1)
 3. Sufficiently sized gas service lines are:
 - a. to the property (2)
 - b. within 1/4 mile of the property (1)
 - c. conservation methods (developer to list) (1)

4. SERVICES

MAX. 25 POINTS

A. Circulation

MAX. 6 POINTS

1. Project would help relieve an existing circulation concern, as determined by the City. (4)
2. Project would widen at least one of its boundary streets where the street had already been widened on a contiguous property. (2)
3. Project is less than 1/2 mile from mass transit or less than 1 mile from two major highways. (1)
4. Project is less than 1 mile from an existing or proposed shopping area containing a convenience store or supermarket. (1)

B. Schools

MAX. 6 POINTS

1. Project is less than:
 - a. 1/2 mile from an elementary school (2)
 - b. 1 mile from a junior high school (2)
2. Project does not overload or add to overload of:
 - a. an elementary school or junior high school (2)
 - b. a senior high school (2)

C. Fire Department

MAX. 5 POINTS

1. To the closest home in the project by the fastest route possible, response time is less than 3 minutes. (3)
2. To the closest home in the project by the fastest route possible, response time is less than 5 minutes. (2)

3. Nearest Fire Station has sufficient personnel and equipment now or funded for the future. (1)
4. Project uses non-mandatory fire protection device(s). (1-3)

E. Parks

MAX. 5 POINTS

1. Project is located within 1/2 mile of developed park. (4)
2. Project is located within 1 mile of a developed park. (2)
3. Project is located within 1/2 mile of an undeveloped park site or usable open space such as a school playground or designated open space. (2)

5. PROJECT SENIORITY AND ACTIVITY

MAX. 15 POINTS

- A. Seniority, as defined by the number on months since approval of the Tentative Map, based on 2 points a month not to exceed 6 points. (0-6)
- B. Approved house plans. (3)
- C. Recordation of Final Map. (6)

6. PROJECT CONSIDERATIONS

MAX. 10 POINTS

(Land Plan Features)

- A. If the grading concept of the project produces round (natural appearing) land forms in lieu of constant slope (engineered) cut and fill banks. (1)
- B. If existing trees are retained, or additional trees added to the front yard area and/or City Parkway tree standards are exceeded by one or more trees per unit. (1-2)
- C. If, for the front yard or each single family lot and the exterior sideyard of each corner lot in the project, landscaping and/or a sprinkler system is provided. (2-3)

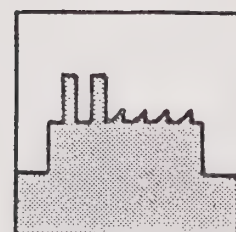
- | | | |
|----|--|-------|
| D. | If the majority of interior streets in the project are curved or contain a cul-de-sac. | (2-3) |
| E. | The project falls into the Landscape Maintenance District. | (2) |
| F. | For other proposed plans by the developer and approved by the City Staff. | (1-4) |

RECAP:

TOTAL POINTS

| | | |
|----|--------------------------------|-----------|
| 1. | General Plan | 10 |
| 2. | Priority Building Zones | 20 |
| 3. | Utilities | 20 |
| 4. | Services | 25 |
| 5. | Project Seniority and Activity | 15 |
| 6. | Project Considerations | <u>10</u> |
| | TOTAL | 100 |

* Adapted from regulations prepared by City of Rialto, California.



**economic development
element**

ECONOMIC DEVELOPMENT ELEMENT

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III. ECONOMIC DEVELOPMENT ELEMENT

SUMMARY

The purpose of the Economic Development Element is to set up a plan to encourage and promote economic development and employment opportunities and programs in El Centro. It is anticipated that City support of this plan will encourage industrial, commercial, retail and tourism growth, which in turn will improve the City's present economic conditions.

The City has established principles and programs that focus on supporting the expansion of the existing economic base (through infrastructure development and import substitution); developing new export activities (export diversification); and, strengthening the linkages between the public and private sectors. Recommended programs include: Industrial recruitment and promotion; expansion of existing industries; and provision of needed public infrastructure improvements and services. The Element also presents implementation programs on a federal, state and local level to assist the City and community in achieving the desired objective, as well as a means of tracking and evaluating progress in achieving long-term goals.

The objectives of the principles and programs are to encourage diversified economic development by getting more types of businesses to locate and prosper in El Centro. By achieving this, it is believed that more employment opportunities will result, more money will flow through the local economy, and there will be a decreased dependence upon any particular sector of the economy.

KEY PRINCIPLES AND PROGRAMS

The Economic Development principles, programs and plans are to promote diversified economic development through a variety of strategies for employment growth in base industries and other sectors of the economy. These strategies are intended to result in more reliable sources of income, greater economic stability, and a higher long-term standard of living.

Key principles and programs for economic development are:

- o Coordinating with the Private Industrial Council (P.I.C.), Regional Economic Development, Inc. (R.E.D.I.), Imperial County Overall Economic Development Commission (O.E.D.C.), El Centro Chamber of Commerce, Southern California Association of Governments (S.C.A.G.) and other relevant state, federal and local agencies and jurisdictions in Imperial County or otherwise to continue promoting economic development in El Centro.
- o Establishing an Industrial Program for the City of El Centro, to include: identifying type of industry; marketing and promotion; expansion of existing industries; and, opportunity across the border (Mexico).

- o Encouraging commercial uses to expand and/or relocate to other areas of the City (i.e. downtown), by providing incentives, such as rent, parking and landscaping agreements.
- o Preserving the downtown district and its role as a retail and business center with a revitalization program to be developed by the City and merchants.
- o Encouraging the establishment of a regional shopping center in El Centro, (i.e. by promotional activities, providing financial assistance, if feasible, etc.).
- o Developing a Local Tourism Plan/Five Year Development Strategy with the assistance of the Regional Economic Development, Inc. (R.E.D.I.), taking into account the region's unique natural and cultural environments.
- o Encouraging the use of alternative energy sources as incentives to attract and expand the industrial base.
- o Monitoring State and federal activities for the potential expansion of Enterprise Zones.
- o Monitoring federal activities for potential expansion and revised regulations of Foreign Trade Zone Designations.
- o Pursuing and monitoring AB 415, the Employment and Economic Incentive Act (E.I.A.).

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate City progress in achieving long-term goals, the following programs have been established:

- o The Community Development Department shall submit an annual progress report of all general plan programs (existing and proposed) to monitor the City's progress in accomplishing the objectives, principles and programs.
- o Coordination by the City with the various agencies and jurisdictions in Imperial Valley where regional economic development applies, so that the City will be updated on current events.
- o Appointment of an economic development officer (with support staff) who will maintain and produce a data base of the City's land use inventory and related materials on economic development.

Note: Please refer to the General Plan Bibliography for references which appear in the Economic Development Element

INTRODUCTION

The purpose of the Economic Development Element is to plan, promote, and increase economic and employment opportunities in El Centro. Throughout the business community, emphasis on development and redevelopment is supported by a number of local, state and federal agencies. These entities promote community development to provide the needed network for effective change, such as in Community Development Block Grants and H.U.D. Recognizing the community's needs and the county's recent efforts in striving for an overall economic development program, the City has chosen to include an Economic Development Element (an optional element) to the El Centro General Plan.

The objectives, principles and recommended development strategies presented in this document provide a comprehensive framework for guiding the future of El Centro. The following discussion provides a general overview of the City's objectives, relationship of the Economic Development Element to the General Plan, existing economic conditions, implementation, as well as development strategies and opportunities.

An extensive program for public participation has been established by the City to assist in the development of the objectives and principles of the Economic Element. The public participation program includes a Technical Advisory Committee with members of City staff, El Centro School District, Housing Authority, business community, and residents of the community; Downtown Merchants Association; Regional Economic Development, Inc. (R.E.D.I.), Bureau of Land Management, and other individuals and organizations from the community.

RELATIONSHIP OF THE ECONOMIC DEVELOPMENT ELEMENT TO THE GENERAL PLAN

The Economic Development Element is an optional element of the General Plan. It is closely related to other elements of the General Plan, especially the Land Use, Circulation, and Housing Elements. The Land Use Element defines the location and intensity of land uses, (i.e. residential, commercial and industrial uses) which bear a direct relationship to the City's opportunities for economic growth. The Circulation Element establishes access and transportation need to service various land uses within the City, which affects industrial, retail and commercial growth. The Housing Element sets out City housing policy and community shelter and service needs which, in turn, have economic implications.

EXISTING CONDITIONS AND TRENDS

El Centro is economically integrated with the nearby neighboring Cities of Seeley, Imperial, Holtville, Brawley, Westmoreland, Calexico and Imperial County. These places are inter-related in a common context of economic and social trends and forces. These existing conditions and trends are briefly summarized here as a foundation for the present Economic Development Element.

General Employment

El Centro is the county government seat and principal trading center of Imperial County. Several state and federal government offices are located in El Centro, such as the Bureau of Land Management, Farm Workers Union and the Department of Agriculture. In El Centro, there were a total of 10,210 employed persons 16 years and over in 1980. El Centro's employment has been dominated by professional and related services (i.e. health, education, etc.), accounting for 31.1 percent of El Centro's total employment, followed by retail trade and public administration. Opportunities for public-sector employment is obvious from the list of public agencies located within the City (see Table 5) The distribution of El Centro's overall employment from the 1980 census is shown on Table 6.

Employment forecasts for El Centro (by S.C.A.G.) project an increase of approximately 50 percent from 1980 to 2000. El Centro's employment growth forecast, shown on Table 7, was prepared by the Southern California Association of Governments (S.C.A.G.) The forecast was made possible as a result of the development of an improved 1980 data base and an improved disaggregation methodology for the 2000 year forecast, as well as, input and review from individual cities. In addition to local governments, a number of other sources were used in the development of the 1980 baseline city employment levels, including: the 1980 U.S. Census; various California Employment Development Department sources; and, the preliminary 1982 S.C.A.G. forecast.

While the major county-wide economic activity is agriculture, El Centro's employment is dominated by services and retail trade, reflecting almost half of the jobs in the City. Generally, workers in El Centro are more skilled and likely to be employed in higher paid occupations than workers in the county as a whole (for additional demographic data, i.e., population income, etc. refer to the Housing Element). These statistics, however, by no means imply that El Centro is not dependent on Imperial County's employment base. There is a diverse, intricate relationship between both jurisdictions, reflective in the service and retail employment statistics in El Centro. The City has historically provided services supported by county residents.

Agricultural employment in Imperial County is seasonal and depends upon the schedule of harvests and planting; hence at any given time, many people in this industry are not employed. When reported on a monthly basis, a very high unemployment rate is reflected for the County as a whole. Also, a large number of farm workers reside outside of the County or have dual residences. Many of these list Imperial County as their place of residence. As a consequence, this contributes to the high rate of unemployment that is reported for the County. However, the rate does not reflect a true figure for the above-listed reasons and because the rate is largely impacted by the seasonal fluctuation of agricultural employment (whereas, in other industries the employment level is more stable).

TABLE 5

GOVERNMENTAL OFFICES LOCATED IN EL CENTRO

City of El Centro

All Administrative Offices

County of Imperial

Agricultural Burning Notice
Agricultural Burning Permits
Agricultural Commissioner
Animal Control
Auditor-Controller
Board of Supervisors
Buildings and Grounds
Building Inspection
Central Duplicating
Community Economic Development
Cooperative Extension-Farm and Home
 Farm Advisors-University of California
 4-H Office-University of California
County Administrative Office
County Clerk
County Counsel
Courts System
 Law Library
 Municipal Courts
 Civil Division
 Criminal Division
 Small Claims Division
 Traffic Division
 Superior Courts
Data Processing
District Attorney
Election Department
Engineering and Surveying Department
Health Services
Library
Local Agency Formation Commission-LAFCO
Mental Health Services
Office of Employment Training
Parks and Recreation
Personnel Office
Planning Department
Probation-Corrections Department
Public Administrator-Guardian-Conservator

TABLE 5
(continued)

GOVERNMENTAL OFFICES LOCATED IN EL CENTRO

County of Imperial (continued)

Public Defender
Public Works Department
Purchasing Department
Recorder
Risk Management Officer
Sheriff-Coroner
Tax Collector Information
Treasurer
Veterans Service Office
Victim-Witness Assistance
Welfare Department

State of California

Agricultural Labor Relations Board
Conservation Department
Corrections Department
Employment Development Department
Equalization Board
Food and Agriculture Department
 Fruit and Vegetable Quality Control
 Market News Service
 Labor Standards Enforcement
 Labor Commissioner
Justice Department
Military Department
 Support Company
 Recruiting Office
Motor Vehicles Department
Public Utilities Commission
Rehabilitation Department
Transportation Department (CalTrans)
 Equipment Shop
Youth Authority Department

TABLE 5
(continued)

GOVERNMENTAL OFFICES LOCATED IN EL CENTRO

United States Government

Agriculture Department

Agricultural Marketing Service Cotton Division

Marketing Services Office

Agricultural Stabilization and Conservation Committee

Farmers Home Administration

Air Force Soil Conservation Service

Army Recruiting Service

Social Security Administration

Bureau of Land Management

Internal Revenue Service

Immigration and Naturalization Service

Border Patrol Sector Headquarters

Alien Detention Facility

Justice Department

Navy and Marine Corps Recruiting Station

Postal Service

Probation and Parole Office

Imperial Irrigation District

Administrative Offices

TABLE 6
EMPLOYMENT BY INDUSTRY 1980
EL CENTRO/IMPERIAL COUNTY

| <u>Industry</u> | <u>EL CENTRO</u> | | <u>IMPERIAL COUNTY**</u> | |
|---|------------------|-----------------------|--------------------------|-----------------------|
| | <u>1980</u> | <u>% of Total</u> | <u>1980</u> | <u>% of Total</u> |
| Agriculture/Forestry/ Fisheries/Mining | 863 | 8.5 | 16,700 | 39.8 |
| Construction | 695 | 6.8 | 1,000 | 2.4 |
| Manufacturing | 775 | 7.6 | 1,800 | 4.3 |
| Transportation | 259 | 2.5 | 1,200 | 2.9 |
| Communications/Utilities | 466 | 4.6 | 1,700 | 4.0 |
| Wholesale Trade | 605 | 5.9 | 5,800 | 13.8 |
| Retail Trade | 1,749 | 17.1 | 900 | 2.1 |
| Services | 3,171 | 31.1 | 3,800 | 9.0 |
| Public Administration | <u>1,132</u> | <u>11.1</u> | <u>9,100</u> | <u>21.7</u> |
| TOTAL | 10,210* | 100.1 | 42,000 | 100.0 |
| * Civilian Labor Force | 11,051 | | | |
| Employed | 10,210 | | | |
| Unemployed | 841 | | | |
| Percent of Civilian Labor Force | 7.6 | | | |

Source: Bureau of the Census, 1980 Neighborhood Statistics and Employment Development**

TABLE 7

**CITY EMPLOYMENT GROWTH FORECAST
IMPERIAL COUNTY BY CITY**

| <u>City</u> | <u>Employment 1980</u> | <u>Employment 2000</u> | <u>Total Change 1980-2000</u> | <u>% Change 1980-2000</u> |
|----------------------|----------------------------|----------------------------|-----------------------------------|-------------------------------|
| Brawley | 5,200 | 7,800 | 2,600 | 50.0 |
| Calexico | 4,100 | 5,100 | 1,000 | 24.3 |
| Calipatria | 900 | 1,500 | 600 | 66.0 |
| El Centro | 10,500 | 15,800 | 5,300 | 50.5 |
| Holtville | 1,600 | 2,200 | 600 | 37.5 |
| Imperial | 2,100 | 700 | 200 | 40.0 |
| Total Incorporated | 24,900 | 35,900 | 11,000 | 44.2 |
| Total Unincorporated | 18,100 | 29,100 | 11,000 | 60.8 |
| County Total | 43,000 | 65,000 | 22,000 | 51.2 |

Source: Southern California Association of Governments (SCAG)

The Employment Development Department received permission in 1986 from the Bureau of Labor and Statistics to adjust the discrepancy in the unemployment figures for Imperial County. Consequently, this set a precedent that the County has since adopted. Unemployment figures are now based on residency, as in the methodology used by the Bureau of the Census. By excluding those individuals who do not reside in the County, the unemployment rate for January of 1986 was 19.3 percent in Imperial County, compared to 30.6 percent in January, 1985. This rate is still high when compared to the 1986 unemployment rates for California (5.8%) and the United States (6.7%).

Industrial Development

El Centro. There are approximately 356 acres (based on 215 parcels) in the City limits zoned for manufacturing. Approximately 53 acres or 14.9 percent are vacant and available in parcels ranging in size from one to 60 plus acres. This available acreage is based on 17 parcels. There are, however, 99 other available parcels which measure less than one acre each. Typical sales prices of unimproved property during 1984 ranged from \$5,000 to \$10,000 per acre. The terrain is flat and drainage is fair. Subsoil is adobe-clay.

El Centro's 40-acre industrial park, owned by the Redevelopment Agency of El Centro is located near Interstate 8 on the corner of Dogwood Road and Ross Road. Permitted uses include: light industrial, wholesale and large-scale retail trade and commercial uses. One-half to five acre sites are ready to be built and are furnished with fully installed public street improvements, as well as power, water and sewer. The site is three miles south of Imperial County Airport and one-fourth mile from the Southern Pacific Railroad (spur proposed onto site). Access to the site includes Dogwood Road, a major arterial, and, Interstate 8, one-half mile south from Dogwood Road and Ross Road, with a full diamond interchange.

Financing available for land acquisition and/or building construction includes the following: Industrial Development Bonds; Agency Tax Increment; SBA 502; SBA 503; SBA 7A; and, State Block Grant. There are two businesses operating in the park: Roto-Rooter, a drain service company; and Chromizing Company Southwest, a repair facility for jet turbine engines. The Chromizing Company is a participating company of the Business Industrial Program (twin plant concept, refer to "recommended industrial programs"), employing 40 people in El Centro and 500 people in Mexicali.

El Centro's industrial park is for the most part, vacant and therefore underutilized. An assessment of the local industrial development potential will need to be considered by the City and developer alike, when evaluating such prospects, such as proximity to markets and to raw materials; distribution; finance and taxes; fuel and power; water and sewage; climate and weather; labor; education; recreation; medical facilities; communication; and, transportation. The importance of each will vary according to the type of industry contemplated.

Aside from some of the physical locational factors described above, there is also the concern over the "climate" for development. Included herein, might be such factors as, the political climate of the local government; community attitudes towards industry and the attitudes of labor; the attractiveness of the area as a place to live; and, the availability of public facilities, such as schools, hospitals, parks, etc.

Imperial County. The growth of Imperial County can be attributed to agriculture, the dominant industry of the Valley. Thus, agricultural-related industries for El Centro appear to be both logical and prudent until other types of industries are established. Related industries, for instance, would include services such as soil preparation, crop production, veterinarian services, etc., as shown on Table 8. Related industries could include electricity power supplies, food processing plants, refrigeration, heating, aquacultured fish farms, production of special farm crops through a green house (controlled environment operation), and water desalinization plants.

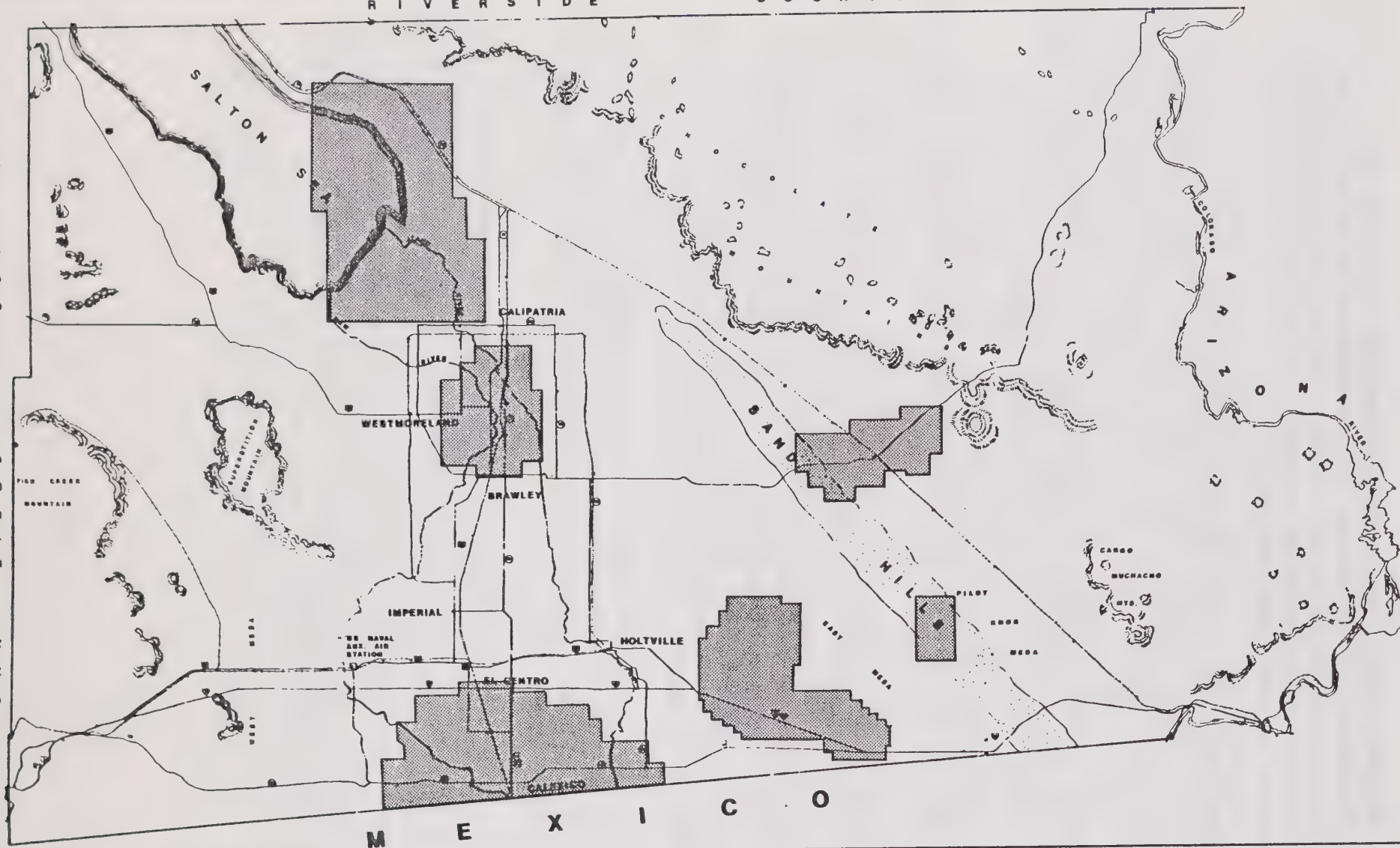
Another important development in Imperial County is the geothermal activity (refer to Figure 4); however, the estimated impact of geothermal development on El Centro and other communities in the Imperial Valley is difficult to predict. Because of different perceptions of the severity of potential problems (i.e. technical, economic and environmental constraints), expectations of the future pace of geothermal development vary widely. The pace of geothermal development will depend, in part, on the costs of electricity available from other types of power plants. Such costs may mean that geothermal development may not take place in the Imperial Valley unless the costs of conventional energy sources increase drastically. At this time, it would be difficult to predict how much geothermal development will occur in the next twenty years without requiring further technical studies, and even then there will be some doubt. Yet, the potential impacts of such development could be significant.

As an incentive to increase industrial activity, geothermal energy could potentially reduce utility costs. A cost/benefit analysis and comparative study, in relation to natural gas, is recommended. Geothermal development in the Imperial Valley will be a factor in the economic growth of El Centro.

Shown on Tables 9 and 10 are estimates of the employment effects of the construction cycle and operation of a 200 megawatt geothermal plant. The effects of the construction period on the local economy would be relatively minor. Even if three plants were under construction in a given year, an average of about 250 permanent local jobs would be created, for example. However, the effects of ongoing plant operations could be much more substantial. A total of about 216 permanent jobs would be created by each plant. If installed capacity in the year 2000 was to reach 2000 megawatts, about 2,200 local permanent jobs would be created.

SAN DIEGO COUNTY

RIVERSIDE COUNTY



Resource Areas

Geothermal Resource Areas

imperial county

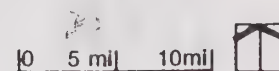
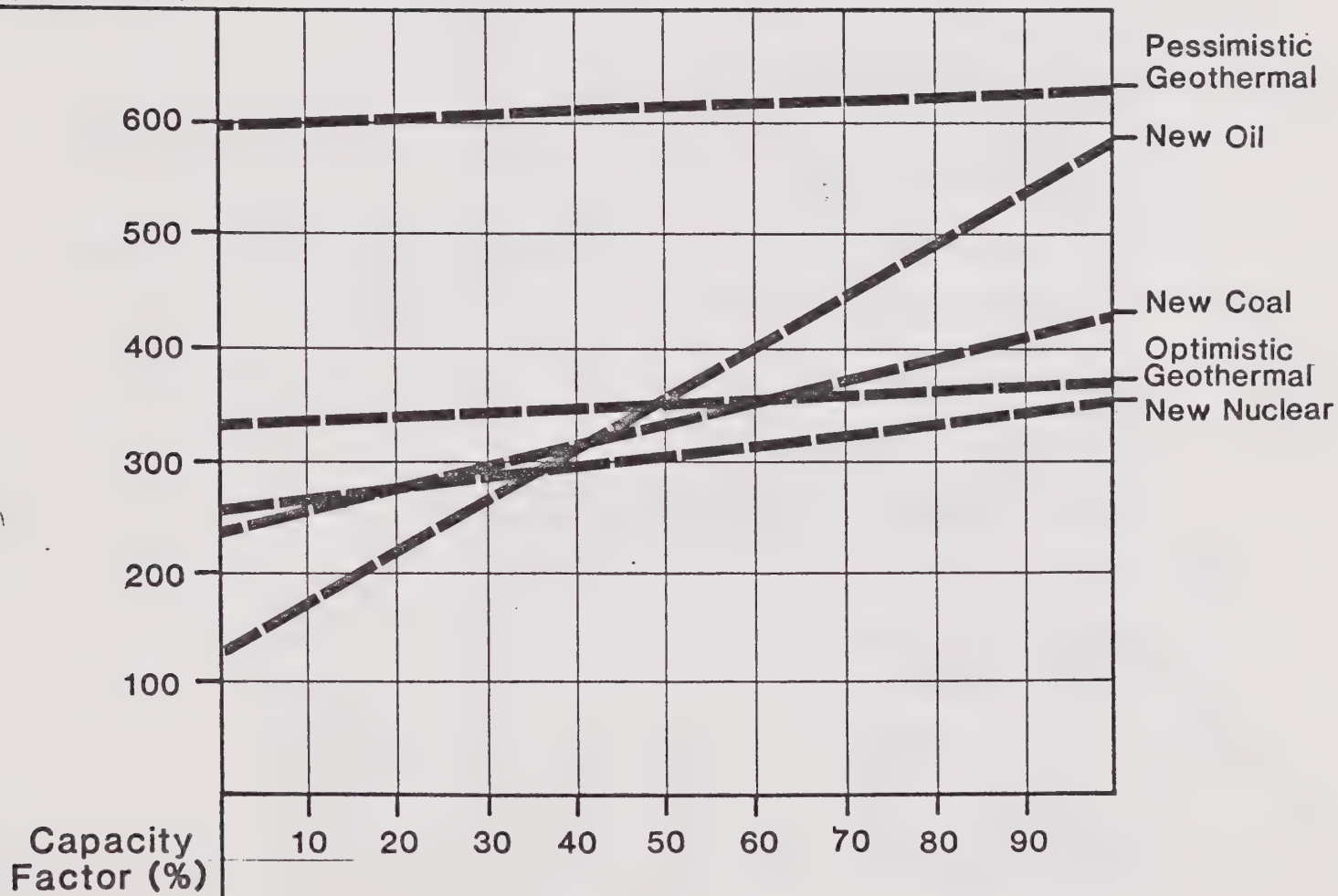


figure 4

Cost
\$/KW-YR



source: Dry Lands Institute

Comparison of Energy Production Costs

TABLE 8
AGRICULTURAL RELATED INDUSTRIES

I. CROP RELATED

Food Processing
Canning
Bottling
Crop Drying
Seed Cleaning and Wholesaling
Cubing Plants
Feed Dealers
Boxing/Packaging
Freezing
Food Distribution

II. LIVESTOCK RELATED

Slaughter Houses and Meat Packaging
Milk Production
Dairy Product Processing
Wool Production
Veterinarian Services

III. MISCELLANEOUS

Poultry and Egg Farm
Honey Processing

IV. GREENHOUSING

Vegetables
Ornamental Floriculture
Nursery Products

Source: U.S. Department of Agriculture

TABLE 9
CONSTRUCTION CYCLE EMPLOYMENT

| <u>Year</u> | <u>1</u> | <u>2</u> | <u>3</u> | <u>4</u> | <u>5</u> | <u>6</u> | <u>7</u> | <u>Total</u> |
|------------------|----------|----------|----------|----------|----------|----------|----------|--------------|
| Jobs (man years) | 6 | 12 | 32 | 32 | 73 | 85 | 65 | 305 |

Source: Dry Lands Research Institute

TABLE 10
ASSUMED CONSTRUCTION TIME TABLE
DIRECT EMPLOYMENT CYCLE

| <u>Year</u> | <u>Jobs</u> | <u>Year</u> | <u>Jobs</u> |
|-------------|-------------|-------------|-------------|
| 1985 | 6 | 1992 | 278 |
| 1986 | 12 | 1993 | 381 |
| 1987 | 44 | 1994 | 287 |
| 1988 | 56 | 1995 | 268 |
| 1989 | 155 | 1996 | 85 |
| 1990 | 185 | 1997 | 65 |
| 1991 | 307 | 1998 | 0 |

Source: Calculated from Table 9 and assumptions in text.

In addition to agriculture and geothermal development, there is an electric generator in the City of Brawley that produces electricity by burning manure. The plant is using technology developed by a German engineering firm, Lurgi Corporation, to burn the manure. Fifteen megawatts of energy will eventually be produced and sold to Southern California Edison (transmitted out of the Valley). Western Power has contracted with seventeen feedlots which will include cleaning the cattle pens and transporting the manure to the plant. In the past, local cattlemen have had to pay to have the pens cleaned and the manure hauled away. Some of the manure was used to fertilize local fields, but a large percentage of it traditionally remained on the feedlots releasing its strong odor and creating the possibility of spontaneous combustion. The plant is unique in that it could possibly reduce costs for the cattle industry; prevent existing environmental hazards; provide employment opportunities; and, generate electricity for Imperial County.

Commercial Development

El Centro's commercial area is, for the most part, located on Imperial Avenue and Main Street (downtown). Commercial activities mainly consist of single tenant office buildings, banks, insurance and real estate offices. Doctors and lawyers have located near the hospital on Imperial Avenue or near the courthouse on Main Street. Federal, state and county departments located in the City, (i.e. U.S. Postal Office, Bureau of Land Management, Farmworkers' Union, etc.) have been the largest single tenant of office space in El Centro with specialized needs, (i.e. larger floor space, computer outlets, etc.).

Some of the commercial uses in the downtown district have relocated to other portions of the City, where buildings are newer and parking is more available. The El Centro Merchant's Association has been concerned about the vacancy rate in the downtown district. Programs to revitalize downtown (refer to the section on Wholesale/Retail Trade) have been implemented by the City. Additional programs to revitalize downtown will need to be considered to improve commercial vacancy rates. Development projects that have frequently acted as catalysts for the revitalization of downtowns are government, cultural and convention centers. In addition, the establishment of historic districts, the adaptation of existing buildings, and mixed-use development are becoming more important tools for rebuilding downtown districts.

Wholesale and Retail Trade

Downtown District. The downtown district is adjacent to the city, county and federal government offices. Table II provides a list of the retail activities in downtown, which mostly includes general merchandise and apparel stores. To capture the retail expenditures, the downtown district should include uses not prevalent in the shopping malls, namely specialty retail stores and restaurants. The latter could include outdoor cafes under arcades which should be linked to theater and entertainment areas.

**TABLE 11
CENTRAL BUSINESS DISTRICT
EL CENTRO, CA
CENSUS TRACT 116**

Area: 8th Street to 4th Street State Street to Broadway

| <u>Land Use</u> | <u>Square Feet</u> |
|--|--------------------|
| Food & Liquor Stores | 5,300 |
| Eating & Drinking Establishments | 31,556 |
| Drinking Establishment | 18,900 |
| Entertainment | 27,050 |
| Apparel/Clothing Stores | 21,900 |
| General Merchandise Stores | 33,000 |
| Specialty Stores (Misc.) | 78,850 |
| Furniture, Home Furnishing & Equipment | 56,770 |
| Building Materials | 3,150 |
| Automotive Sales/Repair | 184,300 |
| Personal Services (i.e., cleaners, vet., optom.) | 98,700 |
| Financial Institution | 11,300 |
| <hr/> | |
| Non Profit (i.e., Elks, E.O.C.) | 29,575 |
| Governmental Office | 4,500 |
| Transportation Service | 20,000 |
| Religious | 27,300 |
| Mortuary | 12,000 |
| <hr/> | |
| Vacant Land | 137,900 |
| Vacant Building | 65,100 |
| <hr/> | |
| Housing (Multi-family) | 42,000 |
| <hr/> | |
| Public Parking | 204,813 |
| Private Parking | 187,895 |

Estimated Vacancy Rate: 7.00%

Public parking (Improved): 505 spaces

Private parking (Improved) : 207 spaces

SOURCES: El Centro City Planning Department; Owner's and Manager's Market Analysis Workbook, 1980; Goodkin/Criterion.

The Urban Design Study: Downtown El Centro 1978, presented by the Urban Innovations Group made several recommendations for the revitalization of the downtown district, such as increase the residential development adjacent to downtown; provide additional parking; have additional signage; and increase entertainment uses. Essential to the life and vitality of a downtown is the draw of people to the area (as stated in the Tourism/Travel section of the Economic Element). Entertainment can be one of the key ingredients for this to occur. The variety of entertainment uses, such as restaurants, penny arcades, movie theaters, discos, an auditorium for special events, etc. could draw a number of people to the downtown district after 5:00 p.m. and on weekends. Additional attractive and properly maintained streetscaping should be extended beyond Main Street with shaded benches.

Shopping Centers. Market demand for retail sales comes from the residents of El Centro, Imperial County and Mexicali. El Centro captures a proportion of the county's retail sales activity which is larger than its proportion of population with the county's. For example, in 1980, El Centro had a 26.1 percent share of the population, but a 30 percent share of the total taxable sales (refer to Table 12). The only other city in Imperial County for which this observation also holds true is Calexico which benefits from its proximity to Mexicali.

El Centro has historically been the center of retail activity in Imperial County. It is the county seat, as well as, the County's largest community. Several people in Imperial County commute to El Centro for their major retail purchases, mostly because the County's major shopping facilities are located there. The two community shopping centers in El Centro, Valley Center and El Centro Plaza, serve all of Imperial County with three neighborhood and strip centers to augment them (refer to Table 13) The centers contain some vacant spaces. This has primarily been the result of the quality of the available space, tenant restrictions imposed by the center's leasing agents, and the impact of monetary fluctuations in Mexico (peso devaluations).

Feasibility of a Regional Shopping Center. *The Market Analysis Report*, (May 1983), presented by the Goodkin/Criterion Group, studied the feasibility of a regional shopping center in El Centro. The report concluded that there are no similar facilities in Imperial County, nor between San Diego, California to Phoenix, Arizona. The major shopping facilities which do exist in El Centro were described as being smaller, as lacking the atmosphere of a regional shopping center facility and not having the tenant mix to satisfactorily meet large segments of the diverse market demand. A regional shopping center could be feasible in El Centro, provided landscaping, parking and design standards are adequate, as well as, access and visibility characteristics. This type of center would also attract employment opportunities for minimum wage standards and managerial/career positions, and create a positive image for the City by strengthening its position as the retail center of Imperial County.

TABLE 12
RETAIL SALES
Total Taxable Retail Sales

| | <u>1960</u> | <u>1970</u> | <u>1980</u> |
|--------|-------------|-------------|-------------|
| County | 96,294,000 | 147,617,000 | 522,964,000 |
| City | 36,346,000 | 54,104,000 | 156,942,000 |

TABLE 13
SHOPPING CENTERS

| <u>Name/Date Opened</u> | <u>Location</u> | <u>SIZE (Acres)</u> | <u>GLA (Sq.Ft.)</u> | <u>Parking</u> |
|----------------------------------|--|-------------------------|-------------------------|----------------|
| El Centro Center/ 1970 | 1000/1100 blocks North Imperial Ave. Tract: 112.00 | 24 | 178,923 | 1,200 |
| Valley Plaza/ 1964 | 1501-1699 W. Main Tract: 112.00 | 25 | 320,618 | 1,576 |
| Ocotillo Plaza/ | 1560 Ocotillo Dr. Tract: 118.00 | | 14,000 | |
| Imperial Town & Country Club/ | 301 Imperial Ave. Tract: 115.00 | | 11,000 | |
| K-Mart/ 1975 | 950 Imperial Ave. Tract: 112.00 | 7.38 | 71,656.59 | 142,830 |
| Imperial Stores/ 1986 | 945 Imperial Ave. Tract: | 5.27 | 72,400 | 65,050 |
| Cook's Market Center/ 1965 | 945 Imperial Ave. Tract: 118.00 | 4.63 | 20,000 | 118,400 |
| Safeway Shopping Center/1985 | 750-880 Imperial Ave. Tract: 112.00 | 15.43 | 15,900 | 147,787 |

Redevelopment Plan

El Centro's Redevelopment Plan was adopted on November 29, 1978. The Redevelopment Plan provides the Agency with powers, duties and obligations to implement and further the program; and for formulating the plan for the redevelopment, rehabilitation and revitalization of the areas within the project area.

The agency proposes to eliminate and prevent the spread of blight and deterioration in the project area (Figure 6) by:

Providing for participation by owners and tenants presently located in the project area by extending preferences to remain or relocate within the redeveloped area;

Rehabilitation of structures and improvements by present owners, their successors, or the Agency;

Redevelopment of land by private enterprise or public agencies for the uses in accordance with this Plan;

Installation, construction, or reconstruction of streets, utilities, and other public improvements;

Acquisition of real property;

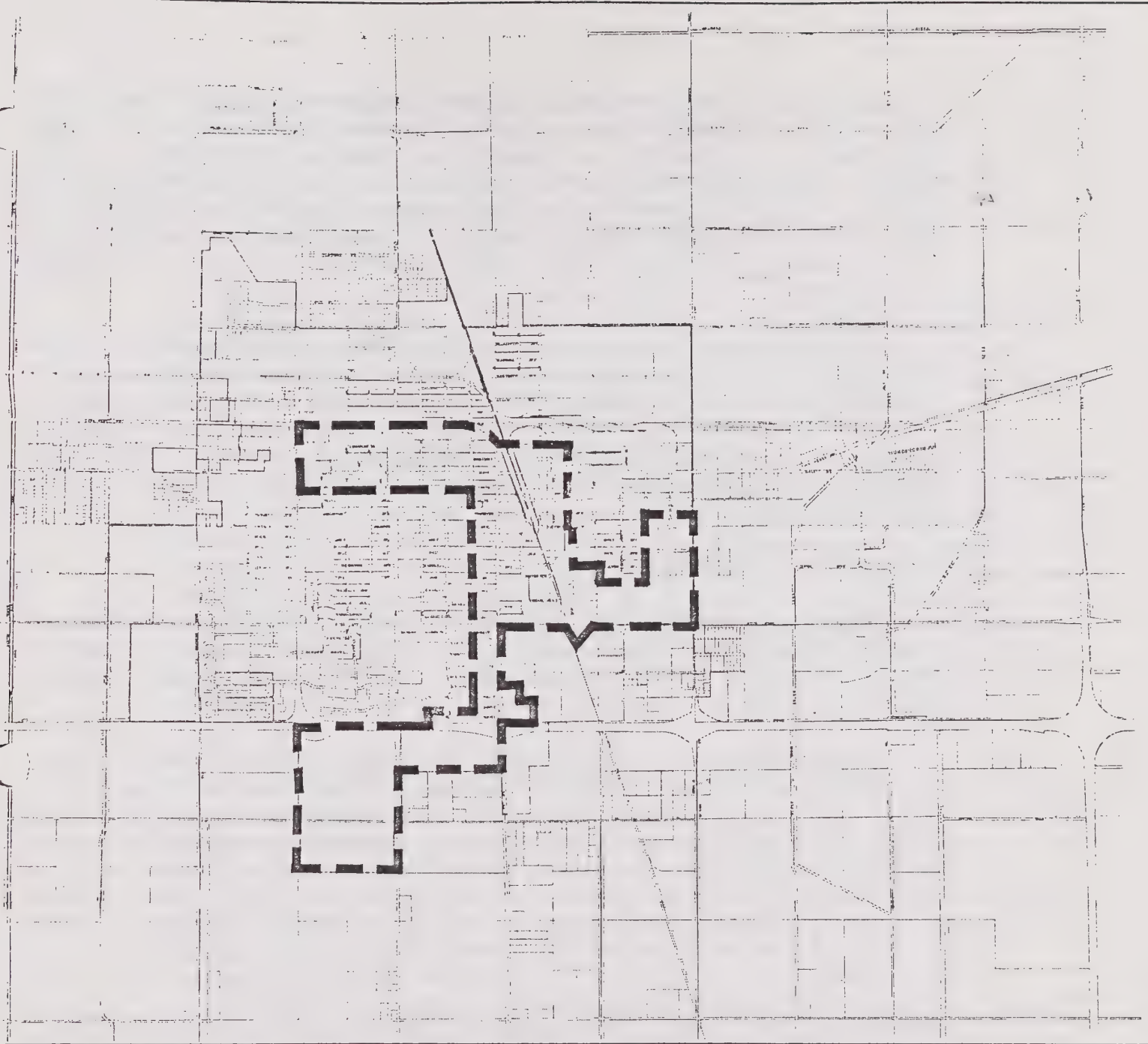
Relocation assistance to displaced residential and nonresidential occupants;

Demolition or removal of buildings and improvements;

Management of any property acquired under the ownership and control of the Agency; and,

Disposition of any property acquired by the Agency for uses in accordance with this Plan.

The project area consists of approximately 1,045 acres of flat land in an irregular shape, encompassing approximately 40 percent of the total area of the City. The project area is generally bounded by Dogwood Road on the east, Ross Avenue and Fifth Street on the west, and Adams Avenue, Commercial Avenue and Orange Avenue on the north.



Redevelopment Project Boundary Map

0 2000 4000



city of el centro **planning area**

figure 6

The project area is comprised of industrial, residential, commercial and public uses. Land use designations stipulated in the Redevelopment Plan allow for all four types of uses. The Agency was successful in obtaining a grant from the U.S. Economic Development Administration (E.D.A.) in the amount of \$784,000 in June of 1980, to assist in constructing offsite improvements including public streets, curbs, gutters, sidewalks and driveways, and the installation of street lights and water and sewage connections. Several other grants since 1980 have been awarded to the Agency.

Initial activities by the Agency in implementing the Redevelopment Plan within the project area included the acquisition of approximately 39.5 acres of unimproved land which provided a site for an industrial park, and to finance a portion of the cost of improvements to this site. The Agency also assisted in providing street improvements allowing for angular parking, construction of sidewalk benches and landscaping along Main Street between 4th Street and 8th Street in the downtown district.

Recreation and Tourism

Recreation Facilities/Parks. El Centro has several parks and recreational facilities within its city limits (as stated in the Open Space Element). There are ten parks throughout El Centro, totaling 81.52 acres (refer to the Public Facilities Element, Table 40).

Recreational activities in El Centro include golf, tennis, bowling, baseball, roller skating, swimming, camping, and activities provided by three fitness centers. The golf course is located at a country club in the southeast section of the City and is comprised of a 9-hole, 1,650-yard course, and a recreational vehicle (R.V.) park. Proximity to three other country clubs within the adjacent cities provide additional golf facilities: Holtville (to the east) - 18 holes, 6,540 yards; Brawley (to the north) - 18 holes, 5,912 yards; and Calexico (to the south) - 9 holes, 3,100 yards. Tennis is offered to the public at the high school, middle school, junior high school, Adams Park, and at a private club north of the City boundaries but within close range. On the northeast part of the City, there is a bowling alley with 24 lanes, video games, a restaurant, and a cocktail lounge. The roller skating rink is in the northwest part and contains video games, a video jukebox, and a snackbar. The City Plunge and high school pools are open to the public during the summer. There are three fitness centers/health clubs located at the center, the northwest, and southwest parts of the City. Bingo is held at various church and community organizations. Camping and water sports such as freshwater fishing, swimming, and skiing are within close range proximity but under the County's jurisdiction. The thirteen lighted baseball fields provide access to Summer and Winter softball leagues.

Other present and future activities include the following: The Community Center provides diverse educational and recreational activities. A commercial recreation center has been approved for development. This facility is to be located

in the southeast portion of the City and is proposed to be constructed in two phases. It will include two 18-hole miniature golf courses, a bumper boat pond, a water slide, batting cages, go-kart track, and a game room. The General Plan also indicates seven new neighborhood parks distributed through the City's area of influence. The Plan also proposed a new community park to be located east of the existing City limits, at the juncture of several canals.

The majority of the Recreational Vehicle (R.V.) parks and campgrounds are located outside of the City but within close range. The majority of the significant desert sites (i.e. the Salton Sea, Glamis, Gordon Wells, Buttercup Dunes, the Old Plank Road, and the Colorado River) are located in the Imperial Valley, thirty minutes to an hour away from the City (refer to Figure 7 and Table 14).

More than 500,000 people visit the Salton Sea, Picacho State Recreation Area, Bureau of Land Management Lands, and the Colorado River each year. And the number of visitors may increase between 50 percent to 75 percent within the next ten years if the Valley continues to receive the same share of recreationalists from coastal areas. This is more than likely, because of the improved highway construction in Imperial County, which has reduced the travel time between Los Angeles and the Valley. Furthermore, many of the recreational facilities around the highly urbanized coastal areas are already at capacity so that many people are likely to be willing to travel longer distances to less congested recreational facilities, assuming gasoline supplies remain economically available.

Cultural Resources: Historical and Archaeological Sites. As outlined in the Conservation Element, the principle objective for the conservation of the community's cultural values is to retain and preserve unique places which typify the traditions and historic character of the community. Buildings which have been identified for their local historic or community importance include: the old post office (built in 1932); the library (built in 1910); County Courthouse (built approximately in 1923); and, the arcades throughout the downtown district of El Centro.

The City was awarded a grant under the Historic Preservation Grant Program sponsored by the California Park and Recreational Facilities Act of 1984, for the restoration of the Main Post Office on Fifth Street. The building has been placed on the National Register of Historic Places by the United States Department of the Interior. On August 5, 1987, the City Council approved a specific General Plan designation of a "Limited Use Zone" for the former post office building. Some of the specified uses are as follows:

- a. Public Use/Occupancy (for such uses as theatre, drama, recitals, concerts, etc.; meeting; banquets; receptions; art displays; and supportive uses) on the main and second floors; and
- b. Business/Private Occupancy (for retail activities, office space, and related uses) on the lower level with access by a ramp/mini-plaza.

TABLE 14

ESTIMATES OF IMPERIAL COUNTY
TOURIST-VISITOR TRAFFIC DURING TYPICAL YEAR*

| <u>Location</u> | <u>Tourists</u> |
|---|------------------|
| Salton Sea State Recreation Area (roughly 200,000 visitors a year, assuming roughly a third visit the portion in Imperial County) | <u>65,000</u> |
| Picacho State Recreation Area | <u>65,000</u> |
| Bureau of Land Management lands (including 150,000 for Imperial Dunes) Official BLM figures | <u>317,000</u> |
| Hunters (dove, pheasant, waterfowl) | <u>25,000</u> |
| Tourists and visitors passing through on way to and from Mexico (50,000 persons per weekend for 8 months; 100,000 on five major holiday weekends INS estimates) | <u>2,000,000</u> |
| Colorado River visitors (2,000 per weekend) | <u>100,000</u> |
| Snowbirds, winter visitors from the East | <u>10,000</u> |
| Agriculture crews, farmworkers, cattle buyers, loaders, sellers, rodeo and exhibition personnel | <u>5,000</u> |
| Visitors to Mexicali doctors (200 per week) | <u>10,000</u> |
| TOTAL ESTIMATE | 2,500,000 |

* Figures compiled by Border Area Development Study from various official and unofficial estimates. They do not include the thousands of daily shoppers from Mexicali.

Other cultural attractions of the desert are the prehistoric archaeological sites in Imperial County. A museum under the auspices of Imperial Valley College (I.V.C.) contains much of the relevant information as it focuses on the prehistory of Imperial Valley and emphasizes ethnography, archaeology, anthropology, and paleontology. The I.V.C. Museum is located in the Central Business District and was established in 1976.

In addition to what the museum has to offer, many people enjoy observing and photographing archaeological sites. people enjoy observing and photographing archaeological sites when they visit the desert. Special permits allow scientists to study archaeological sites and the objects they contain, so we may continue to learn more about the history and prehistory of the desert.

Most of the archaeological sites are located outside the city limits in the El Centro Resource Area whose boundaries coincide with Imperial County. The Bureau of Land Management depicted 13 Areas of Critical Environmental Concern (A.C.E.C.), (refer to Table 15), totaling 128,492 acres of public land. Permitted uses within the A.C.E.C. include: hiking; backpacking; site seeing; and, camping with a vehicle is permitted within 25 feet of the roadside. Off-highway vehicle use is not allowed in the A.C.E.C., and there are some areas, such as Table Mountain, which are closed to the public.

Sport Activities/Special Events. El Centro's Community Center and school districts are very active in organizing several team sports, including leagues such as Little League, Babe Ruth League, the El Centro Pop Warner Junior Football League and others. The Community Center also sponsors the National Youth Program Using Mini-Bikes (NYPUM), a state-funded program that provides incentives to any youth, 11-14 years of age, to stay in school and avoid potential dropping out. Mini-bike riding, safe riding in the desert and bike mechanics are taught. In turn, in order to be able to participate, a contract is entered into by the youth (with parental consent), the school principal and/or counselor, and the Community Center. The contract stipulates that the youth will attend regular school and will not be truant. This program teaches responsibility, how to work together, community, involvement, safety and the importance of a good education. It has been very successful and has always exceeded its capacity.

El Centro has a variety of recreational facilities to support the community's needs for field sports, as well as swimming, skating, bowling, etc. (refer to the Public Facilities Element). Several facilities will need public improvements and overall upgrading such as, Frazier Field, Palladium Canteen and the Eastside Greenbelt.

TABLE 15

**AREAS OF CRITICAL ENVIRONMENTAL CONCERN
U.S. BUREAU OF LAND MANAGEMENT**

| <u>Name</u> | <u>County</u> | <u>Federal Acres</u> | <u>Special Values</u> |
|------------------------------|---------------|--------------------------|--|
| San Sebastian- San Felipe | Imperial | 6,337 | The resource complex, a historic water source and home to the desert pupfish and San Sebastian leopard frog, also contains extensive Native American sites and outstanding scenic quality. |
| Singer Geoglyphs | Imperial | 1,253 | The area contains significant geoglyphs (large images etched into the desert) and is eligible for listing on the National Register of Historic Places. |
| Indian Pass | Imperial | 1,920 | The pass contains prehistoric trails and petroglyphs. |
| Lake Cahuilla 2 | Imperial | 1,214 | The area has to protect two extensive aboriginal habitation sites. |
| Lake Cahuilla 3 | Imperial | 2,554 | The area is a complex of prehistoric sites along the shoreline of ancient Lake Cahuilla. |
| Lake Cahuilla 5 | Imperial | 5,412 | Numerous prehistoric artifacts are found in the area. |
| Lake Cahuilla 6 | Imperial | 4,483 | The area was established to protect cultural resources, including extensive prehistoric campsites. |
| East Mesa | Imperial | 40,712 | The mesa provides optimal habitat for the flat-tailed horned lizard and contains extensive prehistoric occupation sites. |
| Plank Road | Imperial | 283 | The area contains a short portion of a historic 6 1/2 mile wood road running through Algodones Dunes. |

TABLE 15 (continued)

| <u>Name</u> | <u>County</u> | <u>Federal Acres</u> | <u>Special Values</u> |
|---------------------|---------------|----------------------|---|
| Pilot Knob | Imperial | 685 | A significant geographic feature along the Mexico- U.S. border, the area also contains prehistoric geoglyphs as well as other Native American ceremonial sites. |
| Coyote Mountains 63 | Imperial | 1,357 | The area contains extensive cultural values on the surface which are sensitive to disturbance. |
| Coyote Mountains 62 | Imperial | 640 | The area contains extensive fossil resources. |
| Table Mountain | San Diego | 3,960 | Table Mountain, with its milling, tool-making and village sites, shows evidence of prolonged prehistoric occupation. |
| In-ko-pah Mountains | San Diego | 17,060 | The area has extensive cultural values and a significant population of the Peninsular bighorn sheep, a protected species. |
| Yuha Basin | Imperial | 40,622 | The basin contains a variety of cultural resource values and the optimal range of the flat-tailed horned lizard. |
| 102 areas | | 835,157 acres | |

El Centro also hosts a Community Hospital Health Fair, the Los Vigilantes - Merchants Christmas Parade, Children's Fair, and Snowbird Breakfast held by the El Centro Chamber of Commerce, which are all annual events. Additional special events of broader appeal could be instituted, such as celebrating ethnic festivities and, perhaps, a week-long Harvest Festival, which would include street or barnyard dances, an enlarged crafts fair, bicycle or road/running races.

Hunting and Fishing Areas. El Centro has also been active in providing accommodations or travel stop-overs for gas, food and lodging for sportsmen who desire shooting, hunting and trapping as a form of recreation. The public lands administered by the Bureau of Land Management (B.L.M.) in the California Desert have always been important for hunting and fishing. The wide open and seldom visited areas lend themselves to this activity. The B.L.M. has therefore been responsible for providing such recreational uses of public lands.

During the fall and winter months, dove, duck and geese migrate to Imperial Valley. Starting the first of September, sportsmen are permitted in restrictive areas in the Valley for dove shooting. Later in the winter the duck season starts in the general area of the Salton Sea. In addition to a number of private duck clubs in the Imperial Valley, shooting is also allowed in the federal wildlife refuge on the Salton Sea. Geese, during certain seasons of the fall and winter, also attract sportsmen in this general area. Other game species hunted on a seasonal/restrictive basis include: the burro deer in the eastern area of Imperial County; quail; cottontail rabbit; and, black-tailed jackrabbit.

Deep-sea fishing during the winter and spring months has attracted many sportsmen to the Gulf of California. This activity is headquartered in San Felipe, Mexico, approximately 130 miles from El Centro. A popular fish to be caught in the Gulf of California is the Totuava, from the bass family which can weigh up to 100 pounds. Other fishing areas include the Colorado River, just south of Mexicali in Mexico and the Salton Sea in Imperial Valley, as well as fresh water fishing in the Red Hill Marina at Calipatria (northwest of El Centro); Sunbeam Lake at Seeley (west of El Centro); Wiest Lake at Brawley (north of El Centro); and the local canal system. The California Department of Fish and Game has been stocking the Covina, a type of sea bass weighing from 8 to 20 pounds for sport fishing. Salton Sea, approximately 30 miles from El Centro is also an important recreational opportunity for the Imperial Valley in terms of boating and fishing. Additional work is being done by public agencies in bringing the facilities of the Salton Sea to its peak efficiency.

Hotel/Motel Accommodations. El Centro has several hotel/motel accommodations for tourists. There are five motels that have an approval rating from the American Automobile Association (AAA), which are: Brunner's Place; El Dorado Motel; Vacation Inn; Holiday Inn; and, Ramada Inn (refer to Table 16). These hotels with a AAA rating can accommodate a total of 518 units, each with air conditioning, cable T.V., a swimming pool and other amenities. In addition to the AAA rated hotel/motels, there are a number of hotel/motels along Adams Avenue which are in poor to dilapidated conditions and house residents on a year-round basis (refer to the Housing Element).

Restaurants. El Centro has a variety of restaurants, including fast-food chains and dining places (refer to Tables 17 and 18). The majority of the fast food chains are located along Imperial Avenue and other restaurants are located throughout the City. A large portion of the restaurants are found in the downtown area as well as along Adams Avenue.

TABLE 16

HOTELS/MOTELS IN EL CENTRO

Brunner's Motel

215 N. Imperial Avenue
106 units
All units air-conditioned
Color cable TV and movies
Swimming Pool
Eight RV spaces
AAA Rating

Budget Lodge Motel

1212 Adams Avenue
29 units, all air-
conditioned
Swimming pool
Cable TV

Coronado Motor Hotel

1021 Adams Avenue
30 large units; air-
conditioning
Swimming pool

**El Dorado Best Western AAA
Motel**

1464 Adams Avenue
72 furnished, soundproof
rooms
Swimming pool; Cable TV
AAA rating

El Patio Motel

670 Adams Avenue
20 units, all air-
conditioned
Color TV
Large swimming pool

E-Z-8 Motel

455 Wake Avenue
50 units
Heated pool; therapy pool
Color TV and HBO

Executive Inn of El Centro

725 State Street
43 units; swimming pool
Air-conditioned; color cable TV

Golden West Motel

1080 Adams Avenue
26 units, 16 air-conditioned
Swimming pool

Ramada Inn

Interstate 8 at Imperial
Avenue Exit 6
152 units
Satellite TV
Swimming pool
Putting green
AAA rating

Kon Tiki Motel

1226 Adams Avenue
22 units, all air-
conditioned
Color cable TV
Swimming pool

Laguna Inn

2030 S. Cottonwood Circle
28 units
Pool, jacuzzi
Cable TV and HBO

Motel 6

Interstate 8 at 4th St. Exit
157 units
Satellite TV
Heated swimming pool

Motel 6

330 N. Imperial Avenue
50 units, air-conditioned
Heated pool
Cable TV

TABLE 17
RESTAURANTS IN EL CENTRO

Amigo Room
1455 Ocotillo Drive
Seating capacity 30

Azteca Restaurant
1427 Adams Avenue
Seating capacity 75
Meeting room available

Bob's Big Boy
1002 N. Imperial Avenue
Seating capacity 185

Brown Bag Sandwich Shoppe
761 Main Street
Seating capacity 40

Brunner's Broiler Room
215 N. Imperial Avenue
Seating capacity 65
Meeting and banquet rooms available

Brunner's Coffee Shop
215 N. Imperial Avenue
Seating capacity 100
Meeting and banquet rooms available

Buick Restaurant
202 N. 8th
Seating capacity 130
Meeting room available

C & H Chinese Food
169 W. Main Street
Seating capacity 20

Cameo Buffet
481 Main Street
Meeting and banquet rooms available

Charlie's
548-A Broadway
Seating capacity 90

Country Boy Restaurant
505 W. Evan Hewes Highway
Seating capacity 80

Denny's
1455 Ocotillo Drive
Seating capacity 200
Banquet room available

Domino's Pizza
282 S. Imperial Avenue
Take-out only

E.T. Glo Room Lounge
1075 Adams Avenue
Seating capacity 50

El Sombrero Cafe
841 Main Street
Seating capacity 80

Grasso's Italian Restaurant
484 W. Main Street
Seating capacity 130
Meeting and banquet rooms available

Great China Restaurant
802 N. Imperial Avenue

La Cocina Restaurant
1088 Adams Avenue
Seating capacity 58

La Fonda Mexican Family Restaurant
832 Adams Avenue
Seating capacity 55
Meeting room available

TABLE 17 (continued)

RESTAURANTS IN EL CENTRO

La Mexicana Restaurant

488 Broadway
Seating capacity 100

La Paloma Restaurant

1702 S. 4th Street
Seating capacity 60
Meeting room available

La Reina Restaurant

610 Main Street
Seating capacity 36

Las Salsas Restaurant

401 Broadway
Seating capacity 30

Lucky Chinese Restaurant

500 S. 4th Avenue
Seating capacity 85

Mah's Kitchen

290 N. Imperial
Seating capacity 35

Mel's Root Beer

623 Main Street
Seating capacity 14

Mi Casita Restaurant

729 Main Street
Seating capacity 50

Owl Cafe

674 Main Street
Seating capacity 40

Papa Bill's

341 N. 8th Street
Seating capacity 100
Meeting and banquet rooms available

Pepper Tree Restaurant

1501 Ocotillo Drive
Seating capacity 150

Peter Piper Pizza

1060 N. Imperial Avenue
Seating capacity 200

Pizza Hut

635 N. Imperial Avenue
Seating capacity 200

Scribbles Restaurant

2000 S. Cottonwood Circle
Seating capacity 78

Sizzler Family Steak House

707 N. Imperial Avenue
Seating capacity 180

Straw Hat Pizza

1629 W. Main Street
Seating capacity 200

Tacos Pancho

201 Main Street
Seating capacity 50

Teo's Cafe

496 State Street
Seating capacity 30

Tropicana Restaurant

582 Adams Avenue
Seating capacity 40

Yogurt Oasis

719 Main Street
Seating capacity 10

TABLE 18
FAST FOOD RESTAURANTS IN EL CENTRO

Burger King
130 S. Imperial Avenue
Seating capacity 75

Carl's Jr.
397 Smoketree Drive
Seating capacity 113

Carl's Jr.
1498 Adams Avenue
Seating capacity 114

Church's Fried Chicken
480 N. Imperial Avenue
Seating capacity 25

Dairy Queen
175 S. Imperial Avenue
Seating capacity 50

Foster's Old Fashioned Freeze
230 S. 4th Street
Outdoor seating only
Seating capacity 20

Hamburger Stand
825 S. Imperial Avenue
Seating capacity 48

Jack-in-the-Box
666 N. Imperial Avenue
Seating capacity 68

Jack-in-the-Box
2100 S. 4th Street
Seating capacity 48

Long John Silver's
2100 S. 4th Street
Seating capacity 80

McDonald's
345 N. Imperial Avenue
Seating capacity 84

Naugles Drive-In
1540 Ocotillo Drive
Seating capacity 70

Roberto's Mexican
Take out only

T.K.'s Shredded Beef
1695 W. Main Street
Seating capacity 62

Taco Bell
880 Adams Avenue
Seating capacity 30

Wendy's Old Fashioned Hamburgers
740 N. Imperial Avenue
Seating capacity 150

Winchell's Donut Shop
700 N. Imperial Avenue
Seating capacity 20

ECONOMIC DEVELOPMENT PRINCIPLES, PROGRAMS AND PLANS

The Economic Development principles, programs and plans are to promote diversified economic development through a variety of strategies for employment growth in base industries and other sectors of the economy. These strategies are intended to result in more reliable sources of income, greater economic stability, and a higher long-term standard of living.

INDUSTRIAL DEVELOPMENT

To create an economic development program for the citizens of El Centro, the following objective is established:

- o Promoting and supporting industrial activities for economic diversification so that more employment opportunities will result, more money will flow through the local economy, and there will be a decreased dependence upon any particular sector of the economy.

To facilitate the economic growth for industrial development, the following principles are established:

- o Identify a list of viable manufacturing uses to target new industries which would locate in El Centro.
- o Encourage industrial relocation to El Centro by providing information on infrastructure and sites; assisting in advertising and promotion; and other incentives.
- o Assist in the expansion of existing industries, whenever possible, by providing: infrastructure; financing; skills and training; and, marketing assistance to support the expansion of larger manufacturers already in the area.
- o Provide management assistance, such as: counselling services; business planning seminars; and information on sources of financing.
- o Finding and matching potential new owners for viable privately held businesses which are for sale, including: structuring the acquisition financing and securing adequate compensation for the present owner.
- o Maintaining relationships with brokerage/financing services who assist in sales and the acquisition of property to keep current with the real estate market.

- o Establishing an Industrial Program for the City of El Centro, to include: identifying type of industry; marketing and promotion; expansion of existing industries; and, opportunities across the border (Mexico)*.
- o Establish and maintain effective networks with State and federal economic development entities.
- o In addition to the principles and programs listed above, the following special programs have been identified:
 1. Objective: Promote and market El Centro's advantages as a location for industry.
 - Rationale: Due to the historic focus on the industrial sector has played a smaller role in the Imperial Valley. However, El Centro's location and its resources represent a unique opportunity for a myriad of industrial activities through active promotional campaigns. However, the process would probably take place in phases. Therefore, related industries to the agri-business, as identified in this element, could facilitate the transition into the type of industry needed during the first stages of the City's promotional efforts. Increased industrial activity would undoubtedly enhance the socioeconomic well-being of El Centro and the region as a whole.
 - Action: Develop a "target" list of industrial (by identifying the industrial environmental "climate" of El Centro for which relocation to the City could be advantageous) and use this list to market the City.
 - Action: Develop and distribute promotional brochures for industrial development. The brochures should include information regarding the advantages of locating to El Centro and a directory of land resources zoned industrial development.
 - Action: Coordinate with Private Industry (P.I.C.), Regional Economic Development Inc. (R.E.D.I.), the Overall Economic Development Commission (O.E.D.C.), El Centro Chamber of Commerce and other local, state and federal agencies involved in economic diversification to continue promoting industrial development in El Centro.

* Note: Please refer to Appendix A

2. Objective: Promote the expansion of existing that are already in the area.
- Rationale: Redevelopment funds and H.U.D. have been used as a source of financial funding for infrastructure improvement costs. R.E.D.S. and/or the Community and Economic Development Department of El Centro should target existing companies and provide assistance (i.e., coordinating with financial institutions, and preparing loan applications among others).
- Action: Assist in providing the infrastructure for the company to expand, such as sewer and water lines, roads with redevelopment funds, as well as health related matters (i.e., physicals for the job).
- Action: Assist in preparing the loan application for private enterprise.
3. Objective: Promote and encourage the development of the geothermal and solar resources in El Centro.
- Rational: Although the future of geothermal development is still in question, further research and feasibility studies are being conducted by the County. Such activities should not be readily dismissed.
- Action: Research and assess the utilization of geothermal, solar, and wind energy resources for the City of El Centro.
- Action: Coordinate with existing geothermal plants in the Valley to fully understand its operation and to market the City's desire for future development prospects.

COMMERCIAL DEVELOPMENT

In developing a program of commercial economic development for the citizens of El Centro, the following objective is established:

- o Promoting, and supporting commercial activities for economic diversification so that more employment opportunities will result, more money will flow through the local economy, and there will be a decreased dependence upon any particular sector of the economy.

To facilitate the economic growth for commercial development, the following principles are established:

- o Encourage commercial uses to expand and/or relocate to other areas of the City (i.e. downtown), by providing incentives, such as rent, parking and landscaping agreements.

- o Coordinate with real estate developers and brokerage offices and assist when possible in the marketing and promotional efforts to keep office vacancies at a reasonable rate.
- o Maintain relationships with brokerage/financing services who assist in sales and the acquisition of property to keep current with commercial trends.
- o Provide management assistance, such as: counselling services; business planning seminars; and, information on sources of financing.
- o Preserve the downtown district and its role in the City by being supportive of private investment ventures that are consistent with the City's General Plan and Zoning Ordinance; offer urban redevelopment assistance; and, consider relocating government offices to downtown, where feasible.
- o *The Urban Design Study: Downtown El Centro, 1978* by the Urban Innovations Group should be used as a guide for future development opportunities in the downtown district, and when necessary continue such studies to ensure the quality of the proposed projects for the downtown area.
- o Allow for commercial uses on the first floor and residential uses on the second floor in the downtown district, provided: projects will be approved on a project by project basis; the project will be compatible to the surrounding area; entrances to the building for commercial/residential uses should be designed accordingly; and, the project should comply with other requirements set forth by the City's conditional use permit.
- o Establishing a data base for commercial activities, to include: identifying type of commercial activities; prepare a market analysis; marketability and financial feasibility; and, marketing and promotion.
- o In addition to the principles and programs listed above, the following special programs have been identified:
 - 1. Objective: Promote commercial opportunities for economic diversification.
 - Rationale: R.E.D.I. and/or the Community Economic Development Department of El Centro should target existing companies and provide assistance (i.e., coordinating with financial institutions, preparing loan applications, etc.).
 - Action: Develop a data base of the commercial activities in El Centro to keep current with the market.
 - Action: Encourage marketing and promotional advertising by real estate developers and brokerage offices.

- Action: Maintain relationships with brokerage financing services for networking purposes.
- Action: Provide management assistance, such as counselling services, business planning seminars; information on sources of financing, etc.
2. Objective: Promote the expansion and/or commercial uses within the City.
- Rationale: The City looks to the continued R.E.D.I., O.E.D.C. and Commercial/Industrial Development Company (C.I.D.CO.) for the financing of business workshops. The Small Business Administration, various investment companies and state and federal assistance programs are vehicles to be used to create and expand business opportunities.
- The City can offer incentives to locate businesses in certain geographical areas of the City (i.e. the downtown district) by providing infrastructure improvements, i.e. parking, roads, etc.; tax incentives; and, relocating certain City administrative functions to those portions of the City which need to generate activity. These functions are typically financed by redevelopment funds, private investment, and state and federal assistance programs.
- Action: Identify office uses that could expand and/or relocate to other areas of the City.
- Action: Assist in providing the infrastructure needed for the company to expand or relocate, i.e. sewer and water lines, roads, etc.
- Action: Assist in preparing loan applications marketing the City's support of the company.

WHOLESALE AND RETAIL TRADE

In developing a program of wholesale and retail trade economic development for the citizens of El Centro, the following objective is established:

- o Promoting and supporting wholesale and retail activities for economic diversification so that more employment opportunities will result, more money will flow through the local economy, and there will be a decreased dependence upon any particular sector of the economy.

To facilitate the economic growth of wholesale and retail trade, the following principals are established:

- o Preserve the downtown district and its role as a retail and business center with a revitalization program to be developed by the City and merchants.
- o *The Urban Design Study: Downtown El Centro*, 1978 by the Urban Innovations Group shall be used as a guide for future development opportunities in the downtown district.
- o Provide management assistance, such as: business planning seminars, referral services, etc.
- o Encourage the establishment of a regional shopping center in El Centro, (i.e., promotional activities, providing financial assistance, if feasible, etc.).
- o In addition to the principles and programs listed above, the following special programs have been identified:

1. Objective: Promote wholesale and retail trade for economic diversification.

Rationale: The City looks to the continued support of R.E.D.I. and O.E.D.C. for the financing of business workshops. The Small Business Administration, various investment companies and state and federal assistance programs are vehicles to be used to create and expand business opportunities.

The City can offer incentives to locate businesses in certain geographical areas of the City, (i.e. the downtown district), by providing infrastructure improvements, i.e. parking, roads, etc.; tax incentives; and relocating certain City administrative functions to those portions of the City which need to generate activity. These functions are typically financed by redevelopment funds, private investment, and state and federal assistance programs.

Action: Promote retail expansion and diversification through business workshops and informational meetings. These workshops can be designed to disseminate information about retail business opportunities available in the City.

Action: Develop local business development inventories through Small Business Association financing, tax inventories and establish geographical preferences within the City (i.e. the downtown district).

Action: Promote the establishment of a regional shopping center in El Centro by providing adequate infrastructure improvement costs and promotional marketing materials will need to be sponsored by the City, R.E.D.I., and other agencies.

RECREATION AND TOURISM

In developing a program of recreation and tourism economic development for the citizens of El Centro, the following objective is established:

- o Promoting and supporting recreation and tourism activities for economic diversification so that more employment opportunities will result, more money will flow through the local economy, and there will be a decreased dependence upon any particular sector of the economy.

To facilitate the economic growth of tourism, the following principles are established:

- o Develop a Local Tourism Plan/Five Year Development Strategy with the assistance of the Regional Economic Development, Inc. (R.E.D.I.) and the Chamber of Commerce, taking into account the region's unique natural and cultural environments, as well as, the social and political implications and the compatibility with surrounding land uses.
- o Amusements parks, R.V. parks and other related amusement parks should be required to submit to the City an Economic Impact Analysis prior to development in order to determine: 1) revenues received by the travel industry in the area under study, and 2) the proportion of these revenues 'which can be attributed to tourism spending. This information will provide a basis for the projection of sales revenues, employment, wages and tax generation for the City. Travelers' behavioral profile may be required.
- o Develop information on residents' attitudes; knowledge of the impact of tourism expectations; and, tourism labor force potential with the assistance of El Centro Chamber of Commerce and R.E.D.I.
- o Coordinate with agencies in association with the development of the tourism, such as, El Centro Chamber of Commerce, Regional Economic Development, Inc. (R.E.D.I.), business and financial institutions, Bureau of Land Management, other state and federal agencies and other local jurisdictions, to continue promoting tourism in El Centro.
- o Assist in promoting tourism Cooperatively with the local community and agencies at hand, by developing and distributing brochures and promotional materials through current, as well as, newly developed outlets (i.e. automobile clubs, travel agencies, etc.); develop and implement a media campaign; and, working with local groups to foster development of new special events.
- o Identify tourism facilities in need of improvement and/or expansion, and working with state and federal governments to obtain funds needed for public facility improvements so that existing facilities will be maintained.

- o Assist in subsidizing Recreational Vehicle (R.V.) parks, provided the proposed project will have an economic benefit to the community, and the project will comply to the City's development requirements.
- o Encourage tourism opportunities in El Centro by considering the following possibilities, and utilize agencies such as R.E.D.I., the Museum Association and private enterprise for such programs to take place:
 - 1) Offer additional train rides, (other than the run from Campo to Miller Creek, where a Country Music Festival is held annually), from El Centro to Plaster City and then through Carrizo Gorge (a scenic mountainous area).
 - 2) Offer a film festival with films produced in Mexico, South America and Spain, (similar to a festival held by Telluride, Colorado).
 - 3) Establish a farmer's market.
 - 4) Coordinate with private business to provide tours of packaging plants, geothermal plants, the All American Canal and other irrigation facilities for tourists and the local community.
 - 5) Establish facilities for professional baseball teams participating in the Cactus League Spring season to play exhibition games.
- o In addition to the principles and programs listed above, the following special programs have been identified:
 - 1. Objective: Promote and market El Centro's resources as a place for recreation and tourism.
 - Rationale: The promotional activities, such as the Snowbird breakfast held by the Chamber, will foster the development of new special events, and generate new local interest, as well as, county-wide interest. The City will benefit from these activities and will need to assist whenever possible to ensure its success.
 - Action: The City needs to assess its resources when developing a promotional strategy for attracting tourism. One such possibility would be to develop a community awareness program.
 - Action: Develop and distribute brochures and promotional materials, i.e. media campaign, travel agents, etc. related to tourism and travel, and provide additional signage throughout the City indicating gas, food, tourist sites.

- Action: Coordinate with R.E.D.I., El Centro Chamber of Commerce and other local, state and federal agencies who are involved in the tourist industry and can assist the City's needs.
2. Objective: Enhance existing recreational facilities and support the expansion of new site facilities.
- Rationale: By updating the El Centro's General Plan, the City has identified existing facilities to be maintained and proposed facilities to be developed, which should be used as a guide for improving recreational facilities for tourism and local interest.
- Action: Identify recreational facilities from the City's General Plan in need of improvement and/or expansion and work with the state and federal agencies to obtain funds needed for public facility improvements.
- Action: Encourage and assist in the development of recreation vehicle (R.V.) parks.
- Action: Coordinate with R.E.D.I., O.E.D.C. and other local jurisdictions that will also benefit from El Centro's promotional activities for tourism to cooperatively assist in the financial burden.

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Economic Development Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule, for example, once every two years. People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of city decision makers.

Some of the instruments which could be created to track the progress of the City in meeting General Plan objectives are the following:

- o The Community Development Department shall submit an annual progress report of all general plan programs (existing and proposed) to monitor the City's progress in accomplishing the objectives, principles and programs.
- o Coordination by the City with the various agencies and jurisdictions in Imperial Valley where regional economic development applies, so that the City will be updated on current events.
- o Appointment of an economic development officer (with support staff) who will maintain and produce a data base of the City's land use inventory and related materials on economic development.
- o Monitoring of State and federal activities for potential expansion of enterprise zone designation.
- o Monitoring federal activities for potential expansion of Foreign Trade Zone designation.
- o Pursuing and monitoring AB514, the Employment and Economic Incentive Act.

IMPLEMENTATION

Project financing is the most important task once the project has been identified and the political and operational feasibility have been determined. Project financing depends on two principles: 1) The political role of local government which has established and agreed to support economic development, and 2) the technical aspects of development financing. The success of economic development is dependent on many on-going programs and ventures.

Establishing good relations with private sector lenders and investors and encouraging their participation in economic development deals are vital. It is also important to continue the City's rapport with public and quasi-public intermediaries, such as industrial bonding agencies and federal agencies.

While it is important to develop a working relationship with financial intermediaries that specialize in the type of financing that will be offered through the development finance program, it is also important to tap into the financial network that exists in all communities. Bankers keep in touch with other bankers and have contracts with investment bankers, venture capitalists, and insurance companies that can help their clients with specialized financing problems. By tapping into this network, developers can publicize their own business development programs and gain referrals. Furthermore, since lenders usually do not like to be introduced to problem cases without warning, developing a rapport with them in advance is best so they are aware of the community's economic development goals and strategy, and see why it is important to help a particular project. In developing these relations with local investment and lending intermediaries, it is important to understand their operations and investment and lending preferences of each.

In general, most financial intermediaries appear to place more emphasis on offering small business financing and medium-term credit. This is especially true for commercial banks, and savings and loan associations also hope to get into this financial arena. Commercial banks are doing more medium-term financing for receivables, inventory, and equipment in addition to their traditional short-term lending activities. Some banks are beginning to enter the corporate services market making private placements, planning corporate strategies, and analyzing acquisitions. Insurance companies are also entering the medium-term market more and more as they continue to make their traditional long-term loans.

These changes in private financing spheres have had major impacts on the local developer. They could make development easier, since the shifts in private capital markets gives the developer more sources of capital. Developers have traditionally worked more closely with commercial banks, but now find other intermediaries interested in their initiatives as competition intensifies for new markets and customers. In addition, developers who operate small business development programs may find financial intermediaries pursuing a similar course.

On the other hand, developers have found their jobs a little harder because they have to be even more creative in seeking out nontraditional sources of financing. In addition, an increasingly competitive environment will probably mean that private financial intermediaries will scrutinize deals carefully to find the highest yield, forcing developers to give even more attention to the potential benefits for the private lender and investor in putting packages together. These developments may require of the developer an even higher degree of professionalism, knowledge, and skill in the financing area.

One relatively new program (1985) which may assist in economic development is the establishment of Enterprise Zones. These zones allow the authorization for the establishment of non-profit neighborhood enterprise associations, in accordance with a prescribed criteria, to provide technical and financial assistance to private sector investors.

During the next coming years, the City of El Centro will strive to bring about growth in El Centro through activities which have been outlined in the Economic Development Element. The City should primarily work with local, state and federal agencies and political representatives at all levels to foster legislative acts and administrative policies which will provide the healthiest climate for economic development in El Centro possible. Examples of financial sources from private sources of capital and public and quasi-public sources of capital are provided in the remaining portion of this section. These financial sources by no means present an exhausted list. It is therefore, recommended that the networking among local, state and federal agencies and the business community be strengthened.

LOCAL PROGRAMS

Private and Public Financing Sources

Developers and business entities have substituted government grants with private sources of capital. These financial intermediaries, providing the capital (i.e. commercial banks, savings and loan associations, etc.) are playing a great role in the financial market by being the economic development finance specialist that developers work with most often.

Economic and Community Development Department

The City of El Centro has created an Economic and Community Development Department. This department should be integral in reviewing and determining local, state and federal implementing options.

Regional Economic Development, Inc. (REDI)

This non-profit organization can play a key role in coordinating and Promoting inter-regional local development. Implementation of a broad based economic development program should involve REDI.

Other Local Programs

Key programs which should be utilized for economic development include the Private Industrial Council (PIC); Imperial County Overall Economic Development Commission (OEDC); El Centro Chamber of Commerce; and Southern California Association of Governments.

STATE PROGRAMS

Enterprise Zones

The Enterprise Zone has been created by the state legislature to assist in inducing private sector financing into depressed areas. These zones can be utilized to identify a limited number of areas which could receive financial assistance to private sector investors.

Employment and Economic Incentive Act

Under this act the Department of Commerce is authorized to designate nine neighborhood economic development areas and nine targeted economic development areas within the state for renewable five-year periods upon application by cities and counties. This program provides tax incentives, special assistance, start-up capital and other special assistance programs for private investment and employment within the defined areas.

Industrial Revenue Bonds (I.R.B.'s)

I.R.B.'s are the most widely used State financing incentive. A state-authorized public agency (which may be a State, local, or county agency) issues tax-exempt bonds on behalf of private businesses; a first lien or trust on the property serves as the primary security for the bond. Since interest on the bonds is exempt from federal and most State taxes, the bond purchasers are willing to accept a lower interest rate on the bonds. These interest savings are passed on to the firm as lower borrowing costs.

The public agency may issue the bond on behalf of a qualified business to acquire, construct, expand, or renovate its facility or acquire production or pollution control equipment. Alternatively, the public agency can itself acquire, construct, expand, or renovate the facility for lease to the business for an amount sufficient to cover the interest on and amortization of the bond. Depending on the authorizing State legislation, the facility so acquired and leased may be considered the property of the public agency and be exempt from local property taxes. However, payments in lieu of taxes are sometimes substituted in this case.

Business Development Corporations (B.D.C.'s)

Sometimes called development credit corporations, these are state-chartered entities designed to channel debt capital to small, young, and risky firms that cannot obtain credit from conventional lenders. Although State-chartered, B.D.C.'s are privately financed. Businesses, individuals, and local development organizations purchase stock in the B.D.C., which obtains lending commitments mostly from member commercial banks, savings and loans associations, and insurance companies. B.D.C.'s use this capital to make loans to businesses, chiefly medium-term (five to seven years) working capital loans, although some provide terms up to 15 years. B.D.C.'s have less stringent collateral requirements than conventional lenders; for example, they will accept personal notes or insurance policies.

Other State Programs

Other innovative State programs involve the formation of a Community Development Finance Corporation (C.D.F.C.) to provide capital to enterprises at least partially owned by community-based development corporations in low income areas.

In addition, California recently created a new development finance program, the State AssistanCe Fund for Energy - Business and industrial Development corporation (S.A.F.E. - B.I.D.CO.), to help small firms that provide or purchase alternative energy or conservation systems. S.A.F.E. - B.I.D.CO. was started in 1981 with a \$2.5 million line of credit from the State to make loans with five to twenty-five year maturities.

There are also private foundations which focus chiefly on assisting arts and social service organizations. A number of foundations have recently begun making funds available for business ventures that are related to a community's strategy for economic development. The Ford Foundation, for example, has supported community economic development to a large extent in the past. It guaranteed a construction loan for the Bedford-Stuyvesant Restoration Corporation (a C.D.C.) to construct a shopping center in a deteriorating neighborhood in New York City.

The Ford Foundation has recently organized a nationwide public/private effort to seed Local Initiatives Support Corporations (L.I.S.C.'s) through its national L.I.S.C. program, which is supported by the Ford Foundation and six major corporations. Over \$25 million has been raised for this effort. L.I.S.C. funds must be matched locally. For example, banks may be asked to commit a specified amount of loan funds for community projects, which L.I.S.C. would agree to match. L.I.S.C. funds may be used for both business loans and grants to fund feasibility studies analyzing a project's potential.

FEDERAL PROGRAMS

Almost a dozen federal agencies provide some form of financing for businesses. These federal programs are in a state of flux, and the availability of funding could change significantly in future years.

Small Business Administration (S.B.A.)

The S.B.A. provides financing to businesses that meet certain criteria, which vary from industry to industry. It provides financing in the form of direct loans and loan guarantees, and makes indirect loans, guarantees, and equity investments through a variety of S.B.A. licensed and sometimes partially S.B.A. funded financial intermediaries. By law, assistance is available only to businesses unable to obtain funds from private source (see Appendix A for details).

Economic Development Administration (E.D.A.)

An agency of the U.S. Department of Commerce, it fosters business development in areas that are designated as economically distressed. Until the early 1970s, the agency was oriented to rural areas, but it now serves urban areas as well.

E.D.A.'s Title II business loan program offers loans and loan guarantees to both start-up businesses and existing firms seeking to expand. E.D.A. serves larger businesses than S.B.A.; its minimum loan is \$500,000 which is S.B.A.'s maximum. These loans and guarantees are made directly to the business, but the business development activity is supposed to be consistent with the area's overall economic development plan.

E.D.A. also capitalizes state, regional, local and neighborhood revolving loan funds (R.L.F.'s) through its Title IX program. These R.L.F.'s are operated by quasi-public organizations and are designed to meet the unique financing needs of the businesses within the jurisdiction it serves.

Department of Housing and Urban Development (H.U.D.)

H.U.D. offers no direct business financing program. It does, however, operate the Urban Development Action Grant (U.D.A.G.) and Community Development Block Grant (C.D.B.G.) programs through which communities can obtain a significant amount of money for lending to businesses. The community is responsible for structuring the financial package for each deal. Cities must apply to H.U.D. for each action grant, but many cities automatically receive C.D.B.G. funds; these cities can merely allocate the funds necessary for a project from their annual C.D.B.G. allocation, ensuring that federal program guidelines are met.

U.D.A.G.'s are chiefly used to finance fixed assets and cover up to 20 percent of the total project costs; they generally take the form of a subordinated mortgage. U.D.A.G.'s have been used for all types of facilities, from hotels to

manufacturing plants. They may also be used to capitalize a local revolving loan fund that will make loans to small and medium-sized businesses as part of an area revitalization effort. In all cases, however, the private sector dollars, which constitute the bulk of each deal, must be put in place first.

Unlike most S.B.A., E.D.A., and other direct business financing programs, in which principal and interest payments on loans are repaid to the federal agency, H.U.D. program loans are repaid to the community. The locality can then reuse the funds to support other projects. These H.U.D. programs have capitalized many local revolving capital funds.

Community Services Administration

Created in 1975 out of the old Office of Equal Opportunity, which funded community-based business financing entities until its termination in 1982. At the time of termination, its remaining funds for business and enterprise development were transferred to the Department of Health and Human Services (H.H.S.). Although the program's future is unclear, grants continue to be made on a competitive basis through H.H.S. Preference is given to grant requests from local community-based groups who want to invest in profit-making businesses that will help the local group become more self-sustaining.

National Science Foundation (N.S.F.)

The N.S.F. provides grants to small businesses that conduct research for product and process innovations in a broad number of fields, from food processing to dredging. The program is not targeted to any geographic areas, and local economic development finance specialists rarely are involved in helping businesses to obtain grants. Businesses apply directly to N.S.F., whose program is one of the few that has not fallen to budget cuts. In fact, its program is being increased in size each year but still is small compared to other federal programs.

Quasi-Public Financial Intermediaries

Over the years, the federal government agencies have specialized and created independent quasi-public financial intermediaries to increase the availability of financing for certain types of businesses and to increase economic opportunities for residents of low-income areas. It was believed that such intermediaries could deliver services in a more targeted and streamlined fashion than could the federal bureaucracy. The National Rural development and Finance Corporation (N.R.D. & F.C.), the opportunity Funding Corporation, and the National Consumers Cooperative Bank are three such entities, described below:

National Rural Development and Finance Corporation (R.R.D. & F.C.) was established by the Community Services Administration in 1978 to build local capacity, leverage private resources, and create permanent employment, ownership, and income opportunities for residents in low-income rural areas with less than 50,000 population. It lends to businesses (preferably minority-owned) that are to some degree community-based and whose benefits accrue primarily to the area's low-income residents. N.R.D. & F.C.'s \$2 million loan fund makes loans for three to seven years at below-market interest rates. The maximum loan size is \$180,000; the loans may be used for working capital or fixed assets.

National Consumer Cooperative Bank was created in 1978 by Congress and is now an independent entity with a capitalization of about \$200 million. It makes market-rate financing available to cooperatively owned ventures (co-ops). Though many of its loans have so far gone to housing and consumer cooperatives, it can lend up to 10 percent of its portfolio to producer coops. Local economic developers are likely to encounter the cooperative form of ownership if working, for example, with: employees who want to buy a business from the owner who is closing it; artisans who want to establish a cooperative marketing venture; or neighborhood residents who want to establish small businesses to sell food products in a deteriorated commercial strip undergoing revitalization.

Opportunity Funding Corporation (O.F.C.) was established by the Community Services Administration to develop new ways to finance minority and community-based business enterprises. It provides financing directly to businesses and also helps financial institutions in low income areas boost their capability to serve their communities. O.F.C. is a nonprofit corporation capable of making direct equity investments, loans, and guarantees through a variety of subsidiary organizations.

O.F.C. owns two Minority Enterprise Small Business Investment Corporations, which also receive funding from S.B.A. The first, Syndicated Communities, Inc., seeks to increase minority ownership of broadcast and cable television properties through equity participation, subordinated loans, and guarantees. The other, Fulcrum Venture Capital Corporation, provides long-term debt and equity capital to small businesses that are at least 51 percent owned by economically and socially disadvantaged persons.

O.F.C. also owns and operates Southern Agriculture Corporation, which helps small farmers gain access to capital and modern technology. O.F.C.'s Cooperative Assistance Fund makes loans to financial and investment institutions in low income communities to augment their lending capabilities. Finally, the Minority Bank Development Project provides financial support to minority-owned banks.

APPENDIX A

RECOMMENDED DATA BASE

RECOMMENDED DATA BASE FOR INDUSTRIAL ACTIVITIES

- o Establish an Industrial Program for the City of El Centro to include: identifying type of industry; marketing and promotion; expansion of existing industries; and, opportunities across the border (Mexico). Some aspects of the industrial program are described below:

Type of Industry

Recommendations for identifying additional industrial opportunities are the following: study imports for new projects to satisfy proven demand; investigate local materials, quality and price; study available skills, labor and management; study present industries; apply technology; examine inter-industry relationships; evaluate development plans; review old projects; Navy-Air Force government industrial spinoffs, i.e., aircraft repair services; observe experiences elsewhere; and, study industrial lists, such as the Standard Industrial Classification (S.I.C.) Manual. After several industries have been identified, a target list should be established to direct promotional efforts. Types of industries are as follows:

- o Light Manufacturing: Light manufacturing includes the assembly of electronic devices and appliances, as well as clothes, shoes, toys, and furniture. Skill requirements would depend on the product, but should preferably be obtained locally, in addition to creating opportunity on an equal basis for men and women.
- o Heavy Industry: Heavy industry tends to be related to agricultural supply and processing. Other types of heavier industrial uses are concrete products manufacturing, steel fabricators, and a linen supply and laundry company. The City's ability to attract heavy industry is uncertain. When considering heavy industry, El Centro will need to approach each case on an individual basis. Opportunity to look across the border (and to other jurisdictions) for examples of successful projects should be a primary source of information.
- o Cottage Industries: Cottage industries implies a small business enterprise for a few individuals. The most popular cottage industry related to Mexico has been the production of pottery and art; however, this would not appear to hold any larger-scale manufacturing promise.

Expansion of Existing Industries

Besides attracting new industries to El Centro, opportunities often exist for assisting local companies to expand their enterprise. There may be a greater need for physical capital such as land or infrastructure (roads, water lines, rail, etc.), or new buildings and equipment.

Recommended programs to be offered by local government for those companies intending to expand their enterprise include: infrastructure development; assistance in financing the expansion and equipment purchases; skills training for a company that is increasing its work force; and, marketing through product promotion. Helping local industries expand can be beneficial to the community. The approach builds on existing investment in the community, and it creates additional jobs.

Marketing/Promotion

Vigorous promotion is needed to emphasize the attractiveness, the advantages and the opportunities of the area, to attract financial support, and to entice outside companies looking for new sites. The Regional Economic Development, Inc. has taken an active role in the area of marketing and promotion for Imperial County. The City of El Centro will need to continue coordinating such efforts with R.E.D.I., and promote its industrial program.

Opportunities Across The Border

The City needs to keep current with existing state, federal international programs to strengthen their local economy. The U.S. Foreign-Trade Zone, pending establishment in Calexico, will probably become a positive marketing tool for Imperial County. A foreign trade zone is a site within the United States where foreign and domestic merchandise are considered by the U.S. Government, generally, as not being within the U.S. Customs territory, but in international commerce. The final result of this zone is that products imported or exported through the area are minimally taxed and consequently less expensive. The overall benefit to the local economy is as a conduit for local goods at competitive prices. Strong marketing efforts will need to occur by R.E.D.I. and Calexico in the recruitment of companies to locate in the trade zone. Some industries will locate in Calexico rather than in other jurisdictions to capitalize on the benefits of the trade zone. El Centro, however, is the government seat for the county, which will have a positive influence. It is in the City's best interest to continue its rapport with the United States Department of Commerce and when applicable apply for an extension of the trade zone into El Centro so that El Centro can also increase its business opportunities.

The Maquiladora Program, known as the "Twin Plant Program", was established by the Mexican government in 1965 through the Border Industrialization Program (B.I.P.) as a means of alleviating unemployment and giving a boost to the economies of the Mexican border states. As of 1986, there are over 75 maquiladora plants (twin plants) in Mexicali. Twin plants, which means associated plant operations for a given product on either side of the border, mostly assemble electronic equipment, make articles of clothing, furniture, toys,

sporting goods, auto parts, etc. These plants have employed approximately 10,800 people, making a considerable contribution to the region's employment base (National Chamber of Commerce, Mexicali) Reasons given for the popularity of Mexicali as a B.I.P. site are the following: its proximity to southern California; the location in the Free Trade Zone; low labor wages; a large stable work force; a high level of discipline and responsibility among the workers; and the existence of several vocational institutes supplying specific training, thus producing a large number of skilled workers.

RECOMMENDED DATA BASE FOR COMMERCIAL ACTIVITIES

- o Establish a data base for commercial activities, to include: identifying type of commercial activities; prepare a market analysis; marketability and financial feasibility; and, marketing and promotion. Some aspects of the commercial development are described below:

Identify Commercial Activity

Office buildings are utilized for a place of business or of a profession, as distinguished from residential and industrial buildings, retail space, or recreational facilities. Office buildings can be either single-tenant structures or multi-tenant structures, which are typically developed by private developers interested in securing a variety of tenants from the general market. In comparison, an office park is a development on a tract of land that contains a number of separate office buildings, with supporting uses, designated open space areas, and is usually planned, constructed and managed accordingly.

There are also mixed-use projects that contain a multiple of land uses, (i.e. office buildings, plus residential, retail, hotel/motel, and/or industrial buildings) within a planned area, sometimes referred to as a specific plan or a master plan. Most mixed-use developments are relatively large-scale characterized by three or more revenue generators (i.e. retail, office, etc.) and support a functional and physical integration of components, including pedestrian walkways. Mixed-use projects have become a popular type of development because they are less restrictive in reference to setbacks, building height, etc. and offer an opportunity for innovative site designing (i.e. provide more open space, improve landscaping, etc.).

Market Analysis

A market analysis should be performed to analyze office development, which is usually determined by the supply and demand factors for office space. Three basic factors which will indicate the demand for office space are the overall growth of an area in terms of population; increase in new businesses and industries; and, the community's overall economic base. The amount of building space concurrently occupied per employee within the community will also indicate existing needs and provide insight into the various office space needs of each profession.

Another analysis of demand is an examination of historical and current absorption rates for office space, plus the current building activity. El Centro is the county

government seat for Imperial Valley, and therefore several state and federal agencies have located in the City (i.e. U.S. Postal branch, Bureau of Land Management, etc.). In the local office markets, the federal government needs to be delineated since in certain areas it can distort figures on absorption, projected office demand, etc. For the most part, any single large corporation which builds its own office space must be recognized in the demand analysis.

Any analysis of office market demand must also examine the existing office supply. An office space inventory will note age, condition, and occupancy of existing facilities and correlate this with existing rental rates, in addition to, location, gross and net area, scheduled rent per square foot, lease terms, tenant finish allowances, buildings grounds, parking provided and charges levied, building amenities (i.e. restaurants, conference facilities, etc.) and a list of tenants.

There is also building obsolescence which is not necessarily associated with the buildings physical appearance, but also refers to a building that is not equipped for certain functions, (i.e. computer installations, land is too expensive, exterior conditions like air or noise pollution are not adequate, etc.). El Centro has identified two or three buildings along Main Street in the downtown district that could allow for mixed-uses (i.e. residential uses on the second floor and commercial uses on the ground floor).

The City of Brawley, for example, has implemented a project of a similar nature, Ciudad Plaza, in downtown Brawley on Main Street. With rehabilitation funds, an old hotel was remodeled, where as the first floor was converted from a bar to retail activities and the second floor remained a hotel for long-term renters. There is a separate access into the building for the residents and retail shoppers by providing an exterior elevator for the residents. Thus far, the project has been successful in that low income housing as been provided; the bar, which was undesirable no longer exists; the project has overall improved the surrounding area; and, the retail sales for the business is favorable.

Marketability and Financial Feasibility

As in industrial development projects, marketability and financial feasibility will determine whether a project will ultimately be a success. The end product will determine the rentability or the sales periods and the time period needed to accomplish full occupancy. The rent schedule must be analyzed continually since changing market conditions can cause an increase or decrease in office space demand. In order to rent a project, certain financial inducements may be introduced such as rent concessions or free-rent periods. Inducements should not hurt the project's overall value, and furthermore, 100 percent occupancy is no guarantee of success if the rental rates are too low.

The financial feasibility is an extension of the market analysis and marketability studies, and it determines whether a project will ultimately be successful. It involves lawful analysis of the anticipated income and expenses for a lower project. The degree of sophistication needed to make a decision on a project will vary. In some cases, the developer may acquire data from consultants at a considerable expense. On the other hand, the developer may carry the data needed in his head. In whatever form, a feasibility analysis converts abstract ideas into hard numbers (for sources of financing refer to the section on Implementation).

Marketing/Promotion

A developer's role in an office project does not end with the completion of the physical structure. The office project must be marketed effectively, leased or sold competitively, and operate efficiently. There are four general components of any marketing effort (as mentioned in the Industrial Development section), which are: market analysis; advertising; public relations; and, merchandising. Marketing and promotional efforts by the developer and real estate brokers will ultimately determine the success of the project.

APPENDIX B

SUMMARY OF FEDERAL PROGRAMS

A detailed summary of selected federal programs, including the type of financing, eligible businesses, application procedures, etc. are provided on the next following pages.

S.B.A. Section 7(a) Business Loans

Purpose: To help small businesses that are unable to obtain private financing.

Type of Financing Available: Direct loans and loan guarantees.

Eligible Businesses: Small manufacturers, wholesalers, retail and service establishments, other businesses meeting S.B.A. size standards, which vary between industry.

Eligible Uses: Short-term to long-term financing of: facility construction, rehabilitation, conversion, and expansion; purchase of machinery, equipment and facilities inventories and raw materials; and working capital.

Terms of Funding: Direct loans are limited to \$150,000, with maturities up to 10 years (25 years for property acquisition and construction). Interest rates are set by statute and were about 15 percent in mid-1982. Loan guarantees are limited to \$500,000 or 90 percent of the total cost, whichever is less. Interest rates are set by the bank, subject to an S.B.A. maximum of 2.25 to 12.75 points above prime.

Other Special Eligible Uses: Contract Loan Program guarantees loans for materials and labor for a specific contract. Small General Contractors Program provides direct loans and loan guarantees for construction or renovation of buildings to be sold.

Application Procedures: Complete loan application (Form 4) and include extensive financial documentation concerning past performance, current standing, and projections. Financial statements for the business and its owners are required. Application may be made directly to S.B.A. or to S.B.A.-certified Small Business Lending Companies, which include certain banks and other financial intermediaries.

Special Requirements: Applicant must verify that private financing has been refused.

Secondary Market: S.B.A. has established a secondary market for the guaranteed portion.

Contact: S.B.A. district and branch offices in many cities throughout the country or:

Office of Financing
Small Business Administration
1441 L Street, N.W.
Washington, D.C. 20416
(202) 655-4000

S.B.A. Surety Bond Guarantee Program

Purpose: To help small firms obtain bonding required to bid on a contract or to serve as a subcontractor.

Type of Financing Available: Bond guarantees.

Eligible Businesses: Small businesses, which meet S.B.A. size and other standards, and are unable to obtain a bond on reasonable terms without an S.B.A. guarantee.

Eligible Uses: To guarantee surety companies up to 90 percent of their losses incurred by breach of the bond terms by the small business.

Terms of Funding: The surety company pays S.B.A. 20 percent of its bond premium for SBA's guarantee of the proposed bid, payment, or performance bond. Guarantees are for up to 90 percent on contracts less than \$250,000 and up to 80 percent on contracts between \$250,000 and the maximum of \$1 million. The applicant pays S.B.A. a fee of 0.2 percent of the contract price.

Application Procedure: S.B.A. Forms 912, 990, and 994B must be filed with S.B.A. and the surety bonding company with all supporting materials.

Special Requirements: Bonding must be unavailable without S.B.A. assistance.

Contact: Office of Financing
Small Business Administration
1441 L Street, N.W.
Washington, D.C. 20416
(202) 655-4000

S.B.A. Section 503: Certified Development Company Programs

Purpose: To help small businesses expand and create jobs, increase the tax base, and expand ownership opportunities for residents of the area served by a certified development company (C.D.C.), which is also often called a local development company (L.D.C.).

Type of Financing: Second mortgages, which are made with a C.D.C. debenture. The debenture is guaranteed by SBA and sold through the Federal Financing Bank to the public.

Eligible Businesses: Small businesses with a net worth of less than \$6 million and net profit after taxes averaging less than \$2 million in the previous two years.

Eligible Uses: Long-term financing of: Land and building acquisition; construction, expansion, renovation, and modernization; machinery and equipment purchase; and leasehold improvements.

Terms of Funding: The C.D.C. may issue a guaranteed debenture for no more than 50 percent up to \$500,000 of the project costs. A private lender must provide some equity, which may be supplemented by local public funds. Maturities are up to 25 years, and interest rates are a blend of the bank's market rate and the debenture rate, which is just above the U.S. Treasury bond rate. The C.D.C. may lend the funds to the small business or own the property and lease it to the small business.

Application Procedure: Application must be made to the C.D.C. serving the area, which handles the application processing with the participating bank. The small business must present past and current financial statements and indicate that it can handle the new debt service with its current cash flow. Community benefits must also be established.

Special Requirements: The private financing source must state the conditions of its participation and why it will not finance the entire project. The C.D.C.'s board of directors must pass a resolution supporting the project. The C.D.C. must be certified by S.B.A. and meet all of S.B.A.'s organizational and reporting requirements (see Appendix).

Contact: Local C.D.C. or the S.B.A. can provide name of a C.D.C. in the area.

S.B.A. Section 301: Small Business Investment Company Program

Purpose: To provide equity and long-term debt capital to new and small businesses through licensed S.B.I.C.'s. S.B.I.C.'s are currently capitalized with a minimum of \$1 million in private funds and are eligible to receive additional loans and equity capital from S.B.A.

Type of Financing Available: Equity injections through the purchase of common or preferred stock, and debt capital through long-term loans (often with convertible features and warrants attached).

Eligible Businesses: All types of small businesses and entrepreneurs.

Eligible Uses: Any purpose designated by the S.B.I.C.

Terms of Funding: As set by the S.B.I.C.

Application Procedures: Entrepreneur or business owner must make direct application to the S.B.I.C. Complete information about the business, its products, suppliers, etc. is usually required, in addition to financial statements for the business and principals.

Note: Section 301(d) Minority Enterprise Small Business Investment Companies are a special type of SBIC, which operate similarly to S.B.I.C.'s but invest only in minority-owned businesses and have slightly more liberal program provisions.

Contact: Local S.B.A. offices can provide names of S.B.I.C.'s and M.E.S.B.I.C.'s operating in the area or:

American Association of M.E.S.B.I.C.'s
915 15th Street, N.W., Suite. 700
Washington, D.C. 20005
(202) 347-8600

National Association of S.B.I.C.'s
1435 G Street, N.W., Suite 618
Washington, D.C. 20005
(202) 638-3411

E.D.A. Business Loans and Guarantees

Purpose: To assist businesses located in economically distressed areas.

Type of Financing Available: Loan guarantees and some direct loans.

Eligible Businesses: Most types of businesses, but manufacturing businesses are favored.

Terms of Funding: The minimum of assistance is \$500,000. Direct fixed-asset loans may not exceed 65 percent of the total cost of land, buildings, machinery, and equipment. Direct working capital loans may be in the full amount required. Guarantees may not exceed 90 percent of the loan or lease amount.

Application Procedures: A complex application form must be filed with E.D.A., requiring extensive documentation regarding financial condition, impact on the area's economy, and number of jobs created. The applicant must prove that financing is not available from other sources on terms that permit accomplishment of the project.

Special Requirements: The project must be located in an area designated for E.D.A. assistance, comply with the area's Overall Economic Development Plan approved by E.D.A., and be approved by an agency of the state or local political subdivision concerned with economic development.

Contact: E.D.A. field office or:
Office of Business Development
Economic Development Administration
U.S. Department of Commerce
Washington, D.C. 20230
(202) 377-2000

H.U.D. Urban Development Action Grants

Purpose: To assist ventures undertaken jointly by local governments and the private sector to revitalize blighted urban areas.

Eligible Businesses: All types of commercial and industrial businesses, but a significant number of jobs must be created and retained for a project to qualify. H.U.D. usually wants a minimum of one job created or retained for every \$10,000 of U.D.A.G. funds. The participating local government must also meet eligibility criteria relating to the degree of economic distress.

Eligible Uses: Although second mortgages are favored, funds can be used for virtually anything that will make the public/ private project work, including: commercial, industrial, and housing construction loans and second mortgages; supportive public infrastructure such as sidewalks, lighting, parking facilities, etc.; interest subsidies; and other business expansion needs.

Terms of Funding: H.U.D. provides the U.D.A.G. to the local government, which in turn passes the funds on to the business venture through a nonprofit development agency as a loan, grant, or equity investment. There is no limit on the size of the U.D.A.G., but it cannot exceed about 17 percent of the total project financing; that is, the project must have a public-to-private leverage ratio of no less than one to five.

Application Procedure: Application must be made under the auspices of the participating local government to the H.U.D. area office, where it is reviewed and forwarded to the national office with a recommendation. Grants are awarded every 90 days. Form 424 must be completed, which requires a full description of the project, firm letters of financial commitment from private sector participants, and assessment of community impacts.

Special Requirements: The applicant must show that the project cannot work without a U.D.A.G. , and the deal must be structured so that private funds go into the project before any U.D.A.G. dollars can be put in.

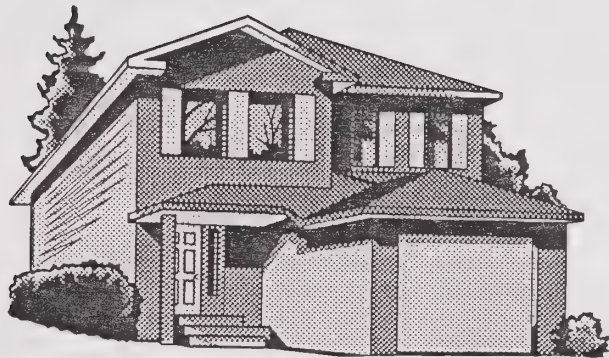
Contact: Area H.U.D. office or:

Office of Urban Development Action Grants
U.S. Department of Housing and Urban Development
Washington, D.C. 20410



**housing
element**

Housing Element City of El Centro



Adopted by the City Council
September 16, 1992
Resolution No. 92-68

HOUSING ELEMENT

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IV. HOUSING ELEMENT

SUMMARY

The purpose of the Housing Element is to provide policies and programs designed to ensure that opportunities for adequate housing for all segments of the population are provided. This Element identifies housing principles and programs, and provides a means of tracking and evaluating progress in achieving the City's goals.

The Element provides principles and programs for housing. It also provides a means of tracking and evaluating progress in achieving the City's long-term goals. The Element also presents an Implementation section to assist the City in achieving the desired objectives and principles.

To accomplish the objective of ensuring the availability of an Adequate Housing Supply for all segments of the population, the City has established principles and programs that focus on meeting the city's required "fair share" of housing through programs of rehabilitation and new construction. Cost and Affordability of Housing is to be dealt with through principles and programs involving density bonuses for affordable housing, and housing assistance programs. Encouraging Maintenance and Rehabilitation of existing housing stock is to be accomplished through principles and programs which focus on citizen participation and information, and improvement in neighborhood quality through public facility and park development. The Special Housing Needs of all segments of the population are to be met through governmental assistance programs, density bonuses, and preservation of existing low cost, elderly and handicapped housing. Energy Conservation is primarily addressed in the Conservation Element which promotes diversified energy source development and housing design appropriate for El Centro's climate.

KEY PRINCIPLES AND PROGRAMS

To accomplish the objective, the following key principles and programs are established:

- o To see that the area-wide environment for housing is protected and adequate public facilities are maintained so that a "total living quality" exists.
- o To support the preservation of the existing supply of affordable housing and discourage the demolition of low cost rental housing units without assurances that suitable equivalent replacement units are available.
- o To support SCAG's Regional Housing Needs Assessment to determine El Centro's fair share of housing.
- o To conduct housing maintenance and energy conservation programs through voluntary participation or code enforcement, if needed.

- o To support and participate in a variety of programs, standards, and activities to meet the special housing needs of local residents, including low income persons, elderly, handicapped, large families, farmworkers, families with female heads of households, and families in need of emergency shelter.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate City progress in achieving short and long-term goals, the following programs have been established:

- o An annual survey of all public agency and private efforts in the El Centro area in providing housing services.
- o Obtain and distribute to the City Council, Planning Commission, and City Departments, up-to-date information on population demographics, focusing on special need groups.
- o Monitor state and federal activities for affordable housing and the availability of funding assistance for local programs.
- o Use the Capital Improvement Planning process to evaluate the need for housing or neighborhood improvement program funding.

INTRODUCTION

The State of California Government Code Article 10.6 Sections 65580-65589.5, requires that each City prepares a Housing Element. The California Legislature adopted revised State Housing Element Guidelines in 1980 (AB 2853). The City of El Centro's Housing Element has been revised in order to reflect compliance with these guidelines and to comply with amendments to state law effective January 1, 1990.

The Housing Element is comprised of standards and plans for the improvement of housing and for provision of adequate sites for housing as well as adequate provision for the housing needs of all economic segments of the community. Identifiable constraints to the attainment of the City's housing goals and objectives are also discussed. An analysis of opportunities for energy conservation for housing is also provided in the Conservation Element.

This Housing Element reviews the concerns identified in the original 1979 Housing Element and provides a more in-depth examination of the past and current housing issues. The issues were then and now identified through active public participation and in coordination with members of the Imperial Valley Housing Authority. This Element was last updated in June 1986 with the assistance of a Technical Advisory Committee serving in an advisory role to the City of El Centro. Representatives of the committee included City staff, the El Centro School District, Imperial Valley Housing Authority, business community, and residents of El Centro. The policies and plans developed to implement the Housing Element program were accomplished through the guiding efforts of the Planning Commission and the City Council in its legislative capacity as well as in its role as the City's Redevelopment Agency.

The draft of this revised Housing Element has been circulated to local public agencies, including the Imperial Valley Housing Authority, school districts, and County agencies for review and input. Duly noticed public hearings will be conducted by the City Planning Commission and City Council, with copies of the draft Element made available in the City library and City Hall for public inspection.

RELATIONSHIP OF THE HOUSING ELEMENT TO THE GENERAL PLAN

Section 65583 of the State Government Code requires preparation of a Housing Element to identify and analyze existing and projected housing needs; and to provide a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. In carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.

The Housing Element must be consistent with other General Plan Elements which also affect the supply, cost, and quality of housing, and the quality of life enjoyed by local residents. A comprehensive update of the City General Plan and Zoning Ordinance adopted in 1989, included a thorough evaluation of future housing needs and appropriate policies and regulations to accomplish City land use goals. This Housing Element is consistent with those goals and provides direction for continued implementation of City policies and regulations which promote increased housing opportunities for all income levels and persons with special housing needs.

In implementing policies and programs of the Housing Element, the City will consider Elements of the General Plan, so as to strike a balance among the various Elements. The Land Use Element designates residential areas and densities, together with standards for residential growth; and seeks to preserve the quality of life in residential districts. Environmental quality affecting residential areas is also addressed in the Conservation Element, Safety Element, and Noise Element. The Circulation Element and the Public Facilities Element are intended to ensure the adequacy of public services which enable planned residential growth to occur.

EXISTING CONDITIONS AND TRENDS

The Housing Element examines historic trends in residential growth, as well as population demographic and special housing needs, in order to formulate action plans. Recognizing the regional nature of housing demand and demographic trends, information is presented for the City and countywide.

Housing Development Trends

Based on the City's housing inventory, the number of housing units in El Centro has increased by 2113 units since 1980, an average annual construction volume of 235 units per year. Since 1985, single-family construction added a total of 626 units to the City's housing supply, and apartment construction contributed another 372 units. Table 19 has the current inventory of housing for the City as a whole from 1980 to July 1989, and Table 20 summarizes the construction volume by year and type from 1970 to July 1989.

Clearly, El Centro remains substantially a single-family residential community despite the slight increases in the number of apartments early in the 1980s. While single-family residences are rather evenly distributed throughout the community, as shown on Figure 8, quite a different pattern exists for multiple-family units and trailers. Multiple units tend to be concentrated in the central portions of the city and in small groupings along major streets. Trailer units or mobile homes are located in only two planning areas at the extreme northern and northwestern portions of the City.

TABLE 19

HOUSING INVENTORY, 1980 AND JULY 1989

| <u>Type</u> | <u>1980</u> | <u>% Total</u> | <u>1989</u> | <u>% Total</u> | <u>1980-1989 Demo*</u> | <u>% Change 1980-1989</u> |
|---------------|-------------|----------------|-------------|----------------|----------------------------|-------------------------------|
| Single-Family | 5094 | 63.0 | 5935 | 58.3 | 132 | 16.5 |
| Duplex | 312 | 4.0 | 451 | 4.4 | 4 | 44.5 |
| Apts. | 2074 | 25.7 | 2973 | 29.2 | 23 | 43.3 |
| Trailer | 585 | 7.3 | 819 | 8.1 | -- | 40.0 |
| Total | 8065 | 100.0 | 10178 | 100.0 | 159 | 26.2 |

* Demolitions

(New Residential Construction, Table 20, will vary from the Housing Inventory)

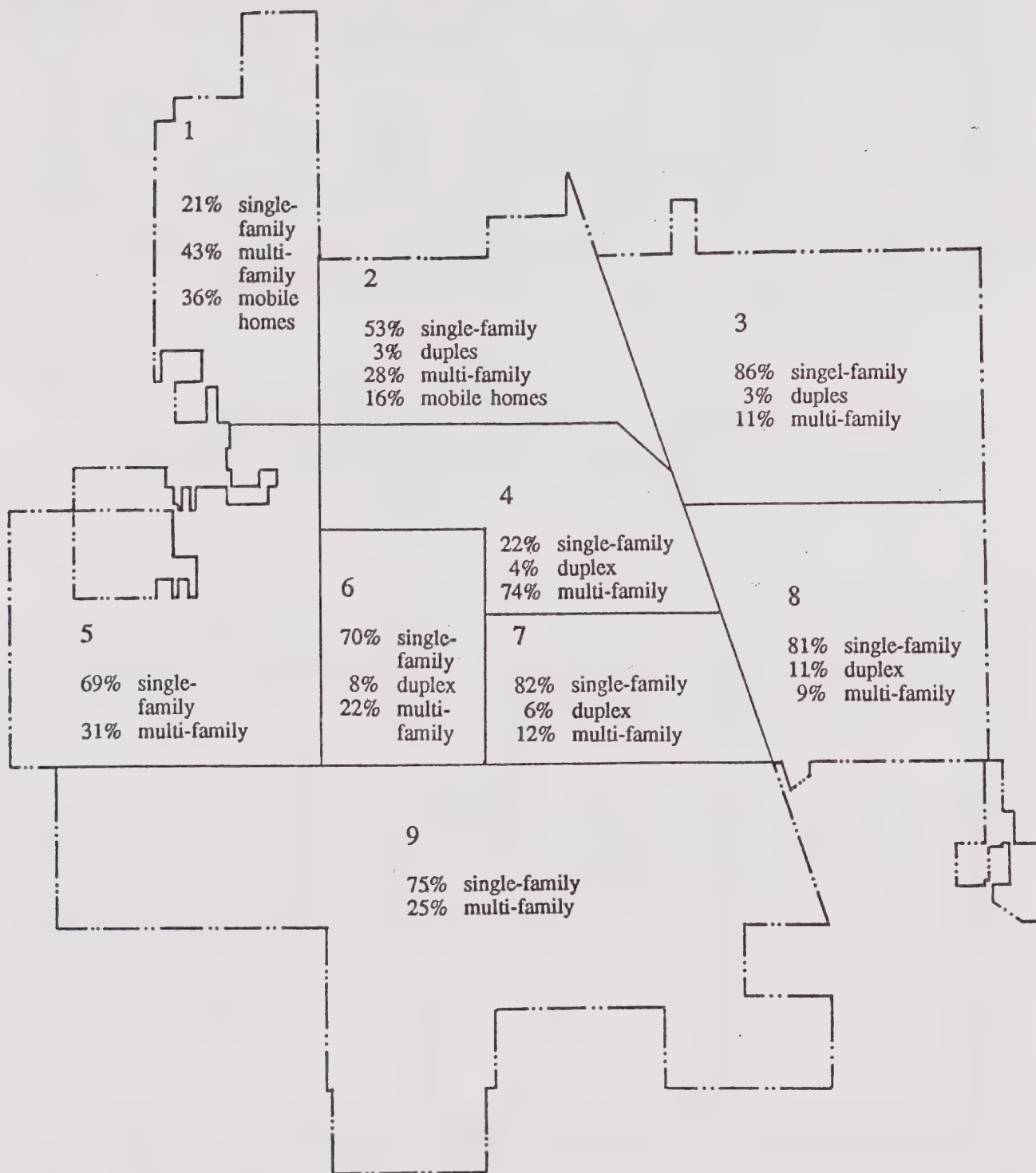
TABLE 20

NEW RESIDENTIAL CONSTRUCTION AUTHORIZED
CITY OF EL CENTRO 1970-JULY 1989

| | <u>Single-Family</u> | <u>Apartments</u> | <u>Total</u> |
|-------------|----------------------|-------------------|--------------|
| 1970 | 74 | 49 | 123 |
| 1971 | 32 | 125 | 157 |
| 1972 | 167 | 16 | 183 |
| 1973 | 32 | 67 | 99 |
| 1974 | 17 | 16 | 33 |
| 1975 | 67 | 56 | 123 |
| 1976 | 166 | 129 | 295 |
| 1977 | 92 | 183 | 275 |
| 1978 | 90 | 300 | 390 |
| 1979 | 99 | 65 | 164 |
| 1980 | 86 | 102 | 188 |
| 1981 | 100 | 66 | 141 |
| 1982 | 28 | 113 | 66 |
| 1983 | 16 | 50 | 61 |
| 1984 | 43 | 18 | 61 |
| 1985 | 84 | 49 | 133 |
| 1986 | 142 | 242 | 384 |
| 1987 | 142 | 42 | 184 |
| 1988 | 218 | 30 | 248 |
| 1989 (July) | 124 | 58 | 182 |

(Housing Inventory, Table 19, will vary from New Residential Construction).

Source: City of El Centro



Type and Distribution of Housing

NO SCALE

city of el centro

figure 8

Population Trends

El Centro is a regional residential center serving a major portion of the Imperial Valley. Economic growth outside El Centro and its sphere of influence may increase the local demand for housing even if local economic growth is not strong. People working some distance away may still choose to live in El Centro.

Between 1970 and 1980, Imperial County's growth rate took a dramatic upswing increasing to a level seven times the rate of the previous decade. As shown in Tables 21 and 22, the rate of growth in El Centro and most other local cities has continued to accelerate. In 1985, based on El Centro's average annual rate of population increase projected to year 2000, was estimated to be 36,403. Now, with a 3.15% average annual rate of increase, El Centro's year 2000 population is estimated to be 45,935.

Historically El Centro's population growth rate has experienced a steady yearly increase of about 3.15 percent, totaling 32,565 people as of January 1, 1990. There have been a few recorded decreases, and no abrupt or significant population increases. Based on El Centro's annual rate of increase by S.C.A.G. and the City of El Centro, the projected population figure for 1995 is 39,336 and the projected population for the year 2000 is 45,935.

There are a number of potential factors which may accelerate population growth. For example, new industries locating within the area, such as geothermal plants, may need and attract a larger labor pool. Even if future population levels could be predicted with certainty, the relationship between the number of people and number of housing units required may change as a result of demographic, social and economic shifts. Preferences and attitudes toward housing change as well. Generally, there has been a downward trend in the average number of people per housing unit for both the nation and the state. However, as indicated in Figure 9, the trend in the Imperial Valley has been mixed, rising and falling over the last twenty-five years. Average household size in El Centro since 1960 has been unstable as well. Given the long-run nature of national and statewide trends, average household size for El Centro is projected to stabilize around 3.4 persons per household for 1990 and the year 2000.

Table 23 also provides historical and projected growth trends for population, households and average household size. The number of households has grown more rapidly than the population itself. These statistics indicate that El Centro is family oriented. The average household size further substantiates the demographics. Table 24 provides additional data concerning the composition of the City (age distribution of the population, compared with California) for 1980. It is apparent that El Centro has a substantial number of "young" individuals, as well as being "family" oriented.

TABLE 21
CITY POPULATION GROWTH - IMPERIAL COUNTY

| <u>Population Growth</u> (1960-1988) | <u>1988</u> | <u>1984</u> | <u>1980</u> | <u>1970</u> | <u>1960</u> |
|---|-------------|-------------|-------------|-------------|-------------|
| Imperial County | 115,725 | 101,700 | 92,110 | 74,492 | 72,105 |
| City of El Centro | 31,660 | 26,750 | 23,996 | 19,272 | 16,811 |
| City of Brawley | 19,659 | 17,350 | 14,946 | 13,746 | 12,703 |
| City of Calexico | 19,374 | 16,450 | 14,454 | 10,625 | 7,992 |
| City of Holtville | 5,107 | 4,660 | 4,637 | 3,496 | 3,080 |
| City of Imperial | 4,715 | 3,730 | 3,451 | 3,094 | 2,658 |
| City of Calipatria | 3,029 | 2,710 | 2,636 | 1,824 | 1,848 |
| City of Westmorland | 1,994 | 1,780 | 1,590 | 1,175 | 1,404 |

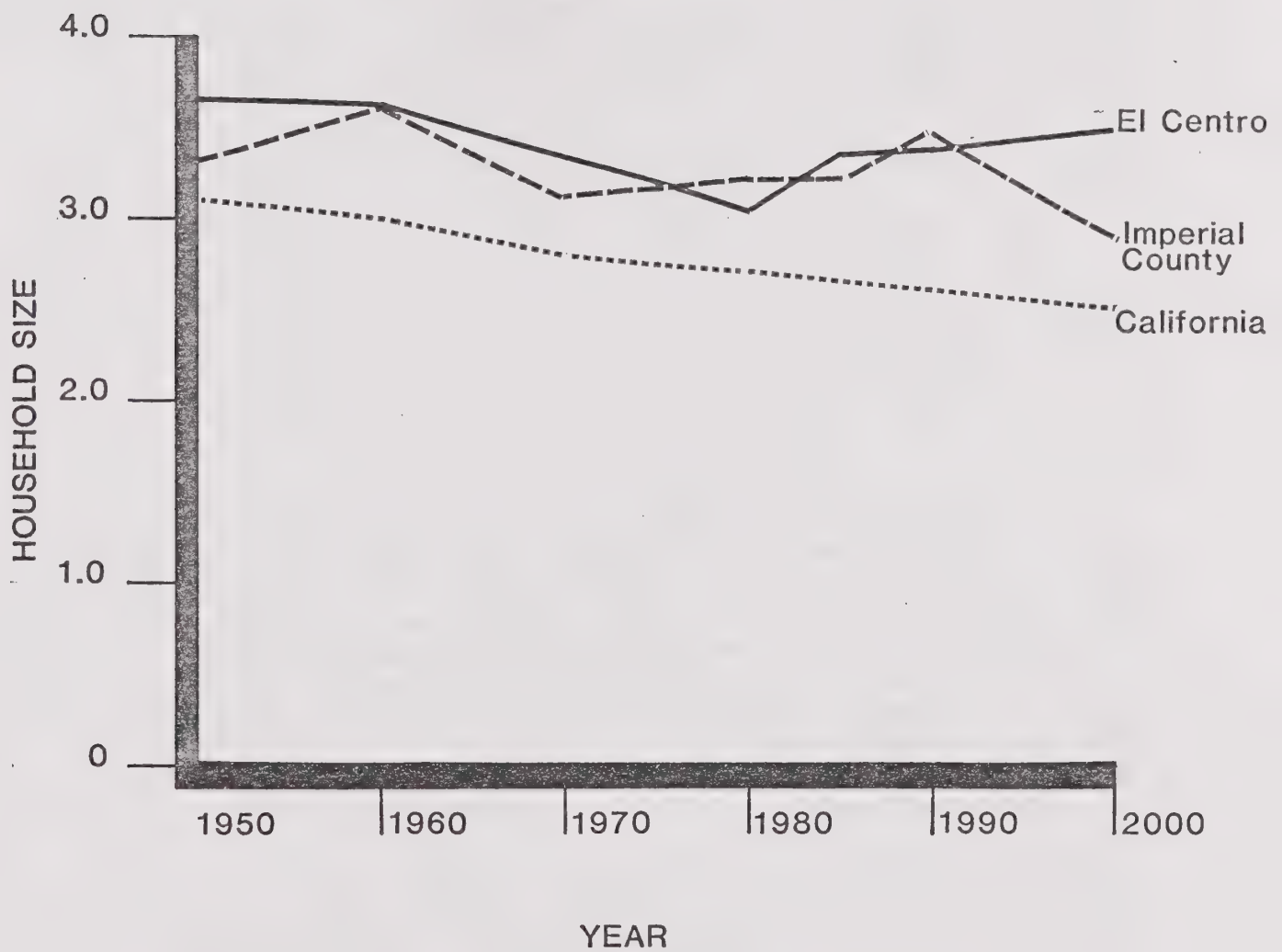
Source: Cities, Census Bureau, State Department of Finance

TABLE 22
RATE OF POPULATION CHANGE 1960-1988

| <u>Cities/County</u> | <u>Numerical Change</u> | | | <u>Percent Change</u> | | | Average Annual Rate of Increase |
|----------------------|-------------------------|----------------|----------------|-----------------------|----------------|----------------|--|
| | <u>1980-88</u> | <u>1970-80</u> | <u>1960-70</u> | <u>1980-88</u> | <u>1970-80</u> | <u>1960-70</u> | |
| Imperial County | 23,615 | 17,618 | 2,387 | 25.6 | 23.7 | 3.31 | 2.16 |
| City of El Centro | 7,664 | 4,724 | 2,461 | 31.9 | 24.51 | 14.63 | 3.15 |
| City of Brawley | 4,713 | 1,200 | 1,043 | 31.4 | 8.73 | 8.2 | 1.96 |
| City of Calexico | 5,120 | 3,829 | 2,633 | 35.4 | 36.0 | 33.0 | 5.18 |
| City of Holtville | 470 | 1,141 | 416 | 10.1 | 32.6 | 13.5 | 2.35 |
| City of Imperial | 1,264 | 357 | 436 | 36.6 | 11.5 | 16.4 | 2.76 |
| City of Westmorland | 404 | 415 | -229 | 25.4 | 35.3 | -16.3 | 1.50 |

| | | |
|--|-------------|-------------|
| City of El Centro - Population Projections | <u>1995</u> | <u>2000</u> |
| Based on the annual rate of increase (3.15): | 39,336 | 45,935 |

Sources: Cities, Census Bureau and State Department of Finance.



Source: El Centro and Imperial County Planning Departments
and Center for Continuing Studies of the California Economy.

Average Household Size (Single Family)

TABLE 23
HOUSEHOLD GROWTH, 1980-1988 - EL CENTRO

| <u>Variable</u> | <u>1980</u> | <u>1983</u> | <u>% Change 1980-1983</u> | <u>1988</u> | <u>% Change 1980-1988</u> |
|--------------------------|-------------|-------------|-------------------------------|-------------|-------------------------------|
| Population | 23,996 | 26,402 | 10.0 | 28,904 | 20.5 |
| Household Population | 23,623 | 25,618 | 8.4 | 32,586 | 37.9 |
| Households | 7,620 | 8,264 | 8.4 | 9,584 | 25.8 |
| Avg. House- hold Size | 3.1 | 3.1 | 0.0 | 3.4 | 9.7 |

Sources: Bureau of the Census, Neighborhood Statistics 1980 and S.C.A.G.

The demand for housing can be affected by the age of the population in the housing market. In general, an area with a continually increasing population of older people will have a smaller demand for new housing than one where new, younger families are being formed. On the other hand, an area with a disproportionately young population often will place heavy demands on educational facilities--sometimes at the developer's expense. Age also determines the type of housing that will be required. An area with large numbers of elderly people and/or young singles and young married couples may be ripe for apartment or condominium development. An area with families mostly in the twenty-five to forty-five age group is more apt to prefer single-family housing.

Employment Trends

El Centro's distribution of overall employment by industry from the 1980 census can be found on Table 25. There were a total of 10,210 employed persons 16 years and over in 1980, capturing approximately 23 percent of the job market in Imperial County. El Centro's employment is dominated by professional and related services (health services, educational services, etc.), accounting for 22.5 percent of El Centro's total employment, followed by retail trade and public administration.

One of the factors that can contribute to an increase in housing demand in an area is an expansion of its employment base. Employment forecasts for El Centro as a whole is projected to increase approximately 50 percent from 1980 to 2000. Table 26 provides El Centro's employment growth forecast prepared by the Southern California Association of Governments (SCAG), compared with City employment in Imperial County from 1980 to 2000.

TABLE 24
NUMBERS AND PROPORTIONS OF POPULATION
BY AGE GROUP, 1980 - EL CENTRO

| <u>Age Group</u> | <u>Male</u> | <u>Female</u> | <u>City Total</u> | <u>City %</u> | <u>State %</u> |
|------------------|-------------|---------------|-------------------|---------------|----------------|
| 0-4 | 1,209 | 1,185 | 2,394 | 9.98 | 7.18 |
| 5-9 | 1,117 | 1,107 | 2,224 | 9.27 | 6.94 |
| 10-14 | 1,095 | 1,095 | 2,190 | 9.13 | 7.61 |
| 15-19 | 1,130 | 1,200 | 2,330 | 9.71 | 8.98 |
| 20-24 | 1,126 | 1,145 | 2,271 | 9.46 | 9.95 |
| 25-29 | 1,089 | 1,162 | 2,251 | 9.38 | 9.42 |
| 30-34 | 884 | 966 | 1,850 | 7.71 | 8.61 |
| 35-44 | 1,242 | 1,031 | 2,549 | 10.62 | 11.91 |
| 45-54 | 1,074 | 1,141 | 2,215 | 9.23 | 9.94 |
| 55-59 | 489 | 528 | 1,015 | 4.23 | 5.11 |
| 60-64 | 420 | 407 | 827 | 3.44 | 4.21 |
| 65-74 | 804 | 607 | 1,211 | 5.05 | 6.20 |
| 75+ | 289 | 380 | 699 | 7.79 | 3.86 |

Median Age: 36.3

Source: Census State Department Employment Data and Research

The largest employment sector in Imperial County is agriculture, consisting of 43 percent of its total employment in 1980. The employment, of course, is seasonal and depends upon the schedule of harvests and planting; hence at any given time, many people in this industry are not employed. This has translated into very high unemployment rates for the county as a whole when these statistics are reported on a monthly basis. El Centro, however, is not as dependent upon agricultural employment, accounting for 8.5 percent of its total employment in July of 1980.

Another contributing factor to the high degree of unemployment in Imperial County is the practice by workers from Mexico of listing Imperial County as their place of residence in order to obtain unemployment benefits from the United States Government during months when no agricultural employment is available.

El Centro has had a high unemployment rate, affected by the decline in agricultural jobs throughout the county. One of the strengths, however, of El Centro's economic base is the shift in the number of jobs from agriculture to service (government and professional opportunities) and retail employment. El Centro's civilian unemployment rate from the 1980 census was 7.6 percent, however, the average weekly civilian unemployment rate was 16.8 percent, compared to the following annual average civilian unemployment rates: 22.3 percent for Imperial County; 6.8 percent for California; and, 7.1 percent for the nation.

The Employment Development Department received permission from the Bureau of Labor and Statistics to adjust the discrepancy in the unemployment figures for Imperial County. Unemployment figures will be based on residency, as in the methodology used by the Bureau of the Census. By excluding those individuals who do not reside in the county (i.e. Mexico), the unemployment rate for January, 1986 was 19.3 percent in Imperial County, compared to 30.6 percent in January, 1985. Employment in El Centro consists mostly of government and service related jobs followed by retail. With El Centro being the county's government seat, employment opportunities in these areas are expected to continue. Further discussions of employment in El Centro is provided in the Economic Development Element.

Generally, an area that is a growing employment market is also a growing housing market. This does not mean that skyrocketing employment growth is necessary to support housing demand. However, absence of growth may indicate a relatively weak housing market or intensive competition for what market does exist. If new employment opportunities are made available in El Centro, the employment base may change, creating a new demand for housing which would improve current trends.

TABLE 25

EMPLOYMENT BY INDUSTRY 1980
EL CENTRO/IMPERIAL COUNTY

| <u>Industry</u> | <u>El Centro</u> | | <u>Imperial County**</u> | |
|---|------------------|-----------------------|--------------------------|-----------------------|
| | <u>1980</u> | <u>% of Total</u> | <u>1980</u> | <u>% of Total</u> |
| Agriculture/Forestry/ Fisheries/Mining | 863 | 8.5 | 16,100 | 28.3 |
| Construction | 695 | 6.8 | 1,050 | 1.8 |
| Manufacturing | 775 | 7.6 | 19,000 | 33.4 |
| Transportation | 259 | 2.5 | 1,200 | 2.1 |
| Communications/Utilities | 466 | 4.6 | 1,750 | 3.1 |
| Wholesale Trade | 605 | 5.9 | 5,750 | 10.1 |
| Retail Trade | 1,749 | 17.1 | 850 | 1.5 |
| Services | 3,171 | 31.1 | 8,620 | 15.1 |
| Public Administration | <u>1,132</u> | <u>11.1</u> | <u>2,643</u> | <u>4.6</u> |
| TOTAL | 10,210* | 100.0 | 56,963 | 100.0 |

* Civilian Labor Force
Employed
Percent of Civilian
Labor Force

11,051
10,210
841
7.6

Source: Bureau of the Census, 1980 Neighborhood Statistics and Employment
Development**

TABLE 26
CITY EMPLOYMENT GROWTH FORECAST
IMPERIAL COUNTY

| <u>City</u> | <u>Employment 1980</u> | <u>Employment 2000</u> | <u>Total Change 1980-2000</u> | <u>% Change 1980-2000</u> |
|-----------------------------|----------------------------|----------------------------|-----------------------------------|-------------------------------|
| Brawley | 5,200 | 7,800 | 2,600 | 50 |
| Calexico | 4,100 | 5,100 | 1,000 | 25 |
| Calipatria | 900 | 1,500 | 600 | 70 |
| El Centro | 10,500 | 15,800 | 5,300 | 50 |
| Holtville | 1,600 | 2,200 | 600 | 35 |
| Imperial | 2,100 | 2,800 | 700 | 35 |
| Westmorland | 500 | 700 | 200 | 35 |
| Total Incorporated | 24,900 | 35,900 | 11,000 | |
| Total Unincorporated | 18,100 | 29,100 | 11,000 | |
| County Total | 43,000 | 65,000 | 22,000 | |

Source: Southern California Association of Governments (SCAG)

Housing Costs and Conditions

In 1980, the range of housing values for all of the Neighborhood Planning Areas was between \$40,000 to \$94,000 with the more expensive single-family homes between \$110,00 to \$146,000 in Neighborhoods 7 and 9. The average monthly rental rate for the Neighborhood Planning Areas is as follows: \$180 to \$200 for a studio; \$240 to \$300 for a one-bedroom apartment; \$280 to \$385 for a two-bedroom apartment; and \$335 to \$475 for a three-bedroom apartment. Condominium rental units ranged from \$350 to \$550 for a two-bedroom and \$400 to \$525 for a three-bedroom.

The City Planning Department conducted a survey of housing costs in 1989 for each of the Neighborhood Planning Areas. Typically, the minimum rent available for non-subsidized or rent controlled housing was \$325 for a studio or one-bedroom apartment in most Planning Areas; with \$260 in Planning Area 8 being the lowest rental rate found for a one-bedroom apartment. Some two-bedroom apartments were available in Planning Areas 3 and 8 for as low as \$325, though the typical minimum rate City-wide was \$400 to \$425. Minimum rental rates for three-bedroom apartments were \$395 in the eastern portion of Planning Area 9, \$450 in Area 7, \$525 in Area 4, and \$550 (apartment) to \$650 (condominium) in Area 5.

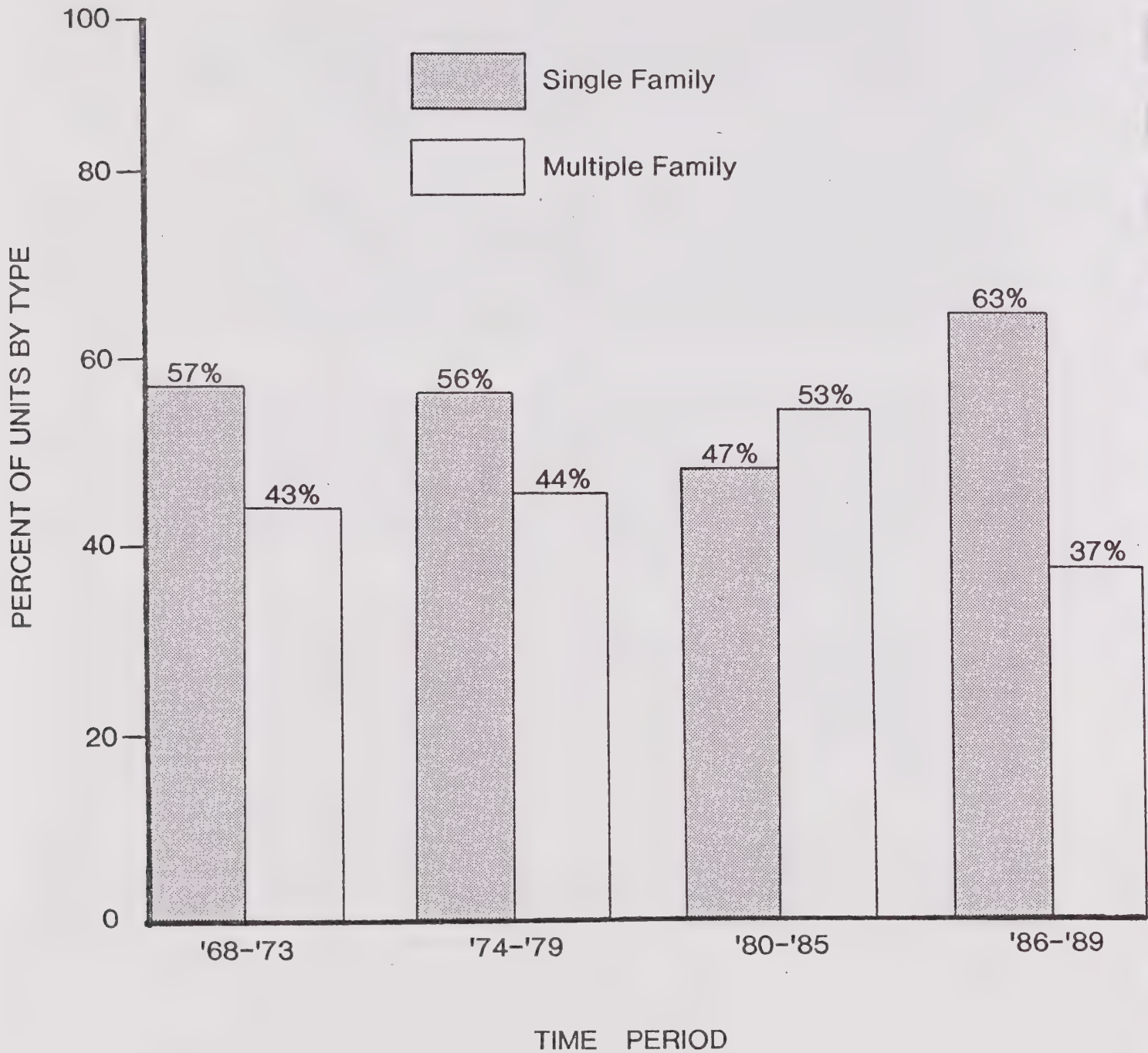
Between August 1987 and July 1988, a total of 94 three-bedroom homes sold in El Centro (Imperial Valley Board of Realtors); and 63 of these (67 percent of the total) sold for \$55,000 to \$99,999. The City Planning Department's survey found that homes or condominiums were available for sale during 1989 at \$50,000 to \$70,000 in all of the Planning Areas. The highest price home sales were in Planning Areas 7 and 5 which were \$146,000 and \$160,000, respectively. New homes for sale in April 1990 were available in Planning Area 5 for \$98,000 to \$116,000; in Planning Area 9 (east side) for \$70,000 to \$85,000; and in the west side of Planning Area 9 for \$160,000 to \$200,000.

As shown on Figure 10, the mix of housing units constructed in recent five-year periods has varied somewhat. The proportion of single-family units decreased between 1968 and 1985, but has increased significantly since 1986. Over the entire period since 1968 the proportions of apartments and single-family houses has roughly equaled 56 percent single-family and 44 percent multiple-family. The large proportion of single-family houses built since 1986 can be viewed as compensation for the unusually low percentage built from 1980 to 1985. Given the uniqueness of the last two time periods, it is difficult to determine whether the historic trend was righting itself in 1986-1989, or if a new trend for the future is being established.

The City's existing housing stock also needs to be maintained in good repair in order to provide the maximum amount of suitable housing conditions. From the April 1984 housing survey, 23 percent of El Centro's single-family housing stock needed minor repair; 10 percent were deteriorating; and, 7 percent were dilapidated. For multiple-family units in 1984 (including condominiums and hotel/motel units), approximately 14 percent needed minor repair; 5 percent were deteriorating; and 3 percent were dilapidated.

Mobile

Residential Construction



Source: El Centro Planning Department

homes and trailer parks are generally in fair to poor environments with a substantial number of structures needing rehabilitation. Based on this 1984 data, and applying it to the current housing inventory, it can be estimated that 641 dwelling units in the City are in a dilapidated state.

Community Development Block Grant funds and other sources were used in 1985, 1987, and 1988 to survey target residential areas in Census Tracts 114, 115, and 116 (within Neighborhood Planning Areas 2, 3, 4, 6, 7, and 8) where existing housing conditions were most in need of rehabilitation. In 1985, 761 owner-occupied residences and 231 rental dwellings required minor (\$5,000) to major (\$20,000) rehabilitation, and 64 (owner) and 62 (rental) units needed replacement. More thorough surveys in 1987 and 1988, done within Neighborhood Planning Areas 2, 3, 4, 6, 7, and 8, identified 1,277 owner-occupied units and 982 rental units requiring rehabilitation, and 51 (owner) and 63 (rental) units needing to be replaced.

A significant factor in housing costs is the supply versus demand ratio which is reflected in current vacancy rates. According to S.C.A.G. in 1988, the ideal vacancy rate for single-family homes in El Centro is 3.15 percent. In 1987, the actual vacancy rate was 5.30. According to a residential market analysis done for California Commerce Bank, in August 1989, there was only between 1.5-2.0% vacancy rate for apartments in the City.

The role of mobile homes to provide inexpensive housing can be expected in the future, particularly if construction costs continue to escalate faster than family incomes. Mobile homes may also become more important if significant geothermal development takes place. The residential survey reveals that mobile homes and trailers make up 8.1 percent of El Centro's housing stock, concentrating in Neighborhoods 1 and 2. The majority of these homes are found to be in fair to poor environments.

It is difficult to predict exact figures to reflect the mix of housing units for the next five years. Housing characteristics and past demographic trends will be the most important indicators. The type of housing unit is a function of a variety of factors, including life-style preferences, incomes, household size, age, land prices, and zoning. The current housing stock consists of: 58.3 percent for single-family homes; 33.6 percent for duplex or multiple-family units; and, 8.1 percent for mobile homes and trailers.

Existing Housing Need

Overpayment for Shelter. SCAG's 1988 Regional Housing Needs Assessment (RHNA) identifies the number of lower income household in each jurisdiction that are currently overpaying for housing. The 1988 RHNA defines overpayment by lower income households as those households with less than 80 percent of the county median income, who are paying more than 30 percent of their income for housing. The 1980 census data was used to determine income and housing costs. The median county household income in 1980 was approximately \$16,358. Lower income households would be those with an annual income of less than \$13,086. Therefore, in 1980, those lower income households paying more than \$3,296 per year, or approximately \$325 per month, would have been considered to have been overpaying for housing.

Based on the 1980 census data and more recent population data, the 1988 RHNA estimates that 3,253 households within the City would be classified as Lower Income (i.e., earning less than 80 percent of current county median income). This is 35.6 percent of the City's 9,139 total households. "Existing Need" as determined by the RHNA, are those lower income households overpaying for shelter, which is estimated to total 1,588. This is approximately 17.4 percent of the total households in the City, or approximately 48.8 percent of the lower income households. As shown on Table 27, 309 owner-occupied, low and very low income households, and 1,279 renter-occupied, low and very low income households, are paying more than 30 percent of their income for shelter. This is 6% of the City's total owner-occupied households, and 26.5% of the City's total renter-occupied households

Generalized household income data for 1980 shows that 28 percent of the households in the City have an annual gross income below \$10,000, in comparison to Imperial County's 33 percent. These statistics indicate that El Centro contains a substantial number of low income families. By census standards, approximately 11.5 percent of the population in El Centro is below the poverty level. The 1980 census indicated that there is a high concentration of families with low incomes and incomes below the poverty level residing in planning areas 2, 4, 6, 7, and 8. In these planning areas, approximately 373 low income households (i.e., incomes of less than \$13,086 which is 80 percent of the median income) were paying more than 25 percent of their gross income for owner occupied housing units. Low income renter households paying more than 25 percent of their gross income was estimated to be 1,389 households. Low cost housing in the form of public housing or publicly assisted housing will need to be provided for these households.

Overcrowded Housing Conditions. No current figures are available to determine the extent of overcrowding in El Centro. However, the 1980 census reports a total of 1095 housing units with 1.01 or more persons per room were identified as suffering from overcrowded conditions (a unit with over 1.01 persons per room is considered overcrowded as defined by the Department of H. C. D.). Overcrowded units, therefore, are estimated to represent 13 percent of the total housing stock in El Centro, which compares to a statewide average of 8 percent and 5 percent nationwide. Since the principal source of demographic data is from the 1980 census and the current housing survey of the entire City, only generalizations can be made about the present socio-economic composition of the City.

Special Housing Needs

El Centro, like other jurisdictions, is faced with addressing the regional housing problems as well as their own with respect to: low income families; large households; female householders; farmworkers; the elderly and handicapped; and, homeless families. The following estimates of need are based on 1980 percentages from census data and updated to the 1988 City population estimate of 31,660 persons.

TABLE 27

**LOWER INCOME HOUSEHOLDS (LIHH's) PAYING MORE
THAN 30% OF INCOME FOR SHELTER (OVERPAYMENT)
IMPERIAL COUNTY**

| | <u>Total</u> | <u>Very Low</u> | <u>Low</u> | <u>Owner</u> | <u>Renter</u> |
|---------------------|--------------|-----------------|--------------|--------------|---------------|
| Brawley | 981 | 606 | 375 | 213 | 768 |
| Calexico | 1,048 | 596 | 453 | 239 | 809 |
| Calipatria | 110 | 66 | 44 | 40 | 61 |
| El Centro | 1,588 | 932 | 655 | 309 | 1,279 |
| Holtville | 176 | 71 | 105 | 59 | 116 |
| Imperial | 203 | 123 | 81 | 65 | 138 |
| Westmorland | 62 | 45 | 17 | 17 | 45 |
| Unincorp. Area | 944 | 597 | 348 | 340 | 603 |
| TOTAL COUNTY | 5,112 | 3,036 | 2,078 | 1,292 | 3,819 |

Source: SCAG Regional Housing Needs Assessment, 1988.

Low Income Families. In 1980, El Centro had 3.61 persons per family with approximately 1,095 housing units suffering from over-crowded conditions. Shortage of low income housing and affordability problems can create a very tight market where competition for rentals results in a sellers market. In this market, a low income household, living from pay check to pay check can ill afford to pay their rent on time. Based on 1988 estimated City population, approximately 912 families (or 10.4 percent) in El Centro were below the poverty level in 1988.

Female Heads of Households. Female householders with no husband present totaled 820 households in 1980, of which 697 female householders had related children under 18 years of age. Based on 1988 estimated City population, female householders below the poverty level now total 329 households, of which 323 households had related children under 18 years of age.

Large Families. Historically, El Centro has also been a family-oriented community and, like most other cities within Imperial County, has a large hispanic population. As a result, the number of persons per household is typically greater than statewide conditions. January 1, 1990 estimates by the State Department of Finance place El Centro's average household size at 3.224 persons, compared to the 1989 statewide average of 2.717 persons. Because many of the large households are farmworker families, they are often also in the very low and low income categories.

Farmworkers. In 1980, farm, fishing and forestry workers in the county totaled 4,935 people with 248 people (or 5 percent) residing in El Centro. Based on 1988 estimated City population, approximately 107 farmworker households are now estimated to reside in El Centro, of which 83 percent (89 households) are low and very low income farmworker households.

Senior Citizens. The elderly, 65 years and over, are now estimated total 860 households with 46 households below the poverty level. Each year, elderly households represent a growing proportion of total households in the region. Future projections of El Centro's population indicates that growth in this age group can be expected throughout this century, and should therefore, be provided for through programs such as senior citizen housing.

Handicapped Residents. Housing needs of the handicapped population most often involve wheelchair access, wider doors, special construction in kitchens and bathrooms to accommodate physical limitations. Data on the handicapped residents is not always readily available and must rely on secondary sources and independent estimates to help identify the extent of need within that portion of the population that is challenged by mobility and other problems. Based on the 1980 Census data for disability status of non-institutional persons in the City, the following data can be estimated for 1990:

Persons 16 to 64 years of age:

- 1717 persons in the City have a work disability
- 844 persons are prevented from working due to a disability
- 290 persons have a public transportation disability

Persons 65 years and older:

- 381 persons have a public transportation disability

Homeless. The average daily number of persons and families within the city who lack permanent shelter was estimated in January 1989 as 77 individuals. This has been estimated to include 7 persons who are mentally ill or substance abusers, 4 minors believed to be runaways, 13 who are victims of domestic violence and are temporarily without shelter, 11 persons who are marginally employed or seeking employment, but are financially unable to obtain housing, and 42 who are adult transients. Many of the persons in the latter category are farmworkers. A total of 74 beds were identified as available at the present time in private homeless shelters located in the city, 15 of which were for battered women or children. These shelters were contacted for information on the frequency they were forced to turn people away due to lack of space or available services. Based on their records, the average unmet need for emergency shelter at peak times is 12 beds per night for those who seek shelter. The actual unmet need is much higher, however, since many in need do not seek shelter, particularly farmworkers and the mentally ill. Additional detail on emergency shelters is contained within the Implementation section.

Future Need - Five Year Housing Projections, 1988 to 1994

SCAG's 1988 Regional Housing Needs Assessment (RHNA) allocates each jurisdiction its share of the regional housing future need through year 1994. This allocation includes vacancy rate goals and anticipated demolitions. The 1988 RHNA has determined that El Centro will need 1,172 housing units to accommodate its fair share of Imperial County's household growth of 3,624 households between July 1989 and July 1994. Adjusting for vacancy and anticipated demolitions, the City's total new housing need through 1994 is estimated to be 1,025 dwelling units. Table 28 shows El Centro and county-wide housing needs for this period by income category. For El Centro, 36.6 percent, or 377 total units, will be needed for low and very low income households.

TABLE 28

**FUTURE HOUSING NEEDS BY INCOME CATEGORY
IMPERIAL COUNTY**

| <u>Jurisdiction</u> | <u>Total</u> | <u>VL Inc</u> | <u>Low Inc</u> | <u>Mod Inc</u> | <u>High Inc</u> | <u>Lower Inc (%VL & L)</u> | <u>Higher Inc (%Mod & Up)</u> |
|---------------------|--------------|---------------|----------------|----------------|-----------------|------------------------------------|---------------------------------------|
| Brawley | 337 | 54 | 82 | 61 | 139 | 40.5% | 59.5% |
| Calexico | 726 | 135 | 151 | 158 | 282 | 39.3% | 60.7% |
| Calipatria | 49 | 11 | 10 | 11 | 17 | 43.3% | 56.7% |
| El Centro | 1,025 | 161 | 216 | 191 | 457 | 36.8% | 63.3% |
| Holtville | 84 | 12 | 15 | 17 | 40 | 32.2% | 63.3% |
| Imperial | 209 | 32 | 41 | 50 | 86 | 35.0% | 65.0% |
| Westmoreland | 35 | 7 | 8 | 7 | 12 | 43.5% | 56.5% |
| Unincorporated | 1,110 | 202 | 268 | 200 | 440 | 42.4% | 57.6% |
| County Total | 3,575 | 616 | 790 | 696 | 1,474 | 39.3% | 60.7% |
| | | 17.2% | 22.1% | 19.5% | 41.2% | | |

Source: SCAG Regional Housing Needs Assessment, 1988.

A greater number of units may be required if population growth exceeds current trends. For example, if an "explosive" population growth rate of 5.5 percent per year should occur, and household size should decrease to an average size of 2.90 persons, the 1994 need could increase by approximately 35 percent, or to a total of 1,580 housing units.

It is believed that explosive growth is not likely to occur within the next five years, keeping El Centro at a slow to moderate growth rate. Geothermal development is likely to proceed slowly until the extent of both Imperial Valley's resources and their associated problems are more fully known. Population growth is the major determinant of housing need. Southern California Association of Government's (S.C.A.G.) Regional Housing Needs Assessment (RHNA) is based on forecast population, housing and employment growth for Imperial County. These forecasts are produced from complex economic models

which take into account past, present and future change in population, employment, land use, housing and other economic characteristics. The forecasts have been recognized by all levels of federal, state and local agencies for which projections must be used.

It is difficult to specify exactly the appropriate mix of additional housing units needed over the next five years. The mix of single-family houses and multiple units is related to the incomes, family structures, preferences, and other characteristics of the incoming families, as well as the dynamics of household formations and population movements for existing residents. Even if an accurate housing selection model could be formulated, up-to-date demographic information is not available and information about future population can only be regarded as speculative.

Furthermore, the costs of new housing construction have risen sharply over the last several years and are likely to continue to increase. To make a complete forecast of the appropriate mix of new housing units, one must not only examine the demand side of the equation, the characteristics of incoming families, but must also examine the supply side and the future costs of housing construction.

In sum, the housing market is a complex one. People move from apartments to houses or from houses to other houses according to their needs and circumstances, constrained by the variety and price structure supplied by the private market. Simultaneously, the private market attempts to anticipate what people want and can afford, in turn affecting the variety of housing units that actually become available. A complete analysis of the El Centro housing market is beyond the scope of this Housing Element. However, market trends over the last several years can be analyzed to provide some reasonable estimates of future market changes.

MARKET AND GOVERNMENT CONSTRAINTS

Market Constraints

A number of market constraints may affect the construction of housing. For example, changes in land process, construction costs, financing costs and the property tax and greed can increase or decrease housing availability and affordability. Some of these constraints can be lessened by city government.

Cost factors for the development of housing has made it difficult for the average-income person to purchase a home in El Centro. High land costs contribute to the provision of affordable housing. Combined with improvements and development costs, most moderate (and low) income households have a hard time qualifying for financing. The cost of building materials have also increased dramatically.

Current construction costs for residential units vary throughout the City. The City Building Department estimates that the average cost for most new housing is between \$46.30 - \$62.98 per square foot. Therefore, a smaller (1,200 square foot) home with average construction costs would be approximately \$55,560.00; and a larger (2,000 square foot) home with higher construction costs would be approximately \$125,960. These estimates do not include land costs.

Additional costs, such as off-site improvements (for a standard lot size in the City, frontage 60 feet, sidewalks, curb, gutter and pavement) will also add to the developer's constraints, which will eventually get passed on to the consumer. Examples of City requirements is shown on Tables 29 and 30. The developer will also absorb his or her housing costs when there is a lack of sales or the time lapsing of sales of which he or she is than forced to reduce the margin of profit in order to sell the house.

The prime interest rate, which directly influences the mortgage rate, has increased to a level where many individuals cannot afford to buy a house or condominium. Several creative financing techniques have become popular as a means for qualifying households that would normally not qualify for the traditional fixed rate mortgages. While the methods appear to have lower interest rates and require a lower down payment, they often cost more than the fixed rate plans. However, these techniques provide first time buyers the opportunity to break into the homeowner's market. There is also a risk of default when payments balloon.

Higher interest rates can have serious implications for an area's housing market. The general pattern to be found is as the interest rate gets higher, the number of people who can afford to purchase a home goes down. For example, an individual with an 8 percent interest rate and a 30 year term on an \$80,000 single-family home mortgage, would pay \$806.51 monthly. If the interest rate was increased to 16 percent under the same terms, total monthly costs would increase to \$1,295.30. This increase would effectively prohibit many people from entering the homeowner market.

With the passage of Proposition 13, the property tax is assessed as follows: New unit purchasers pay one percent of the fair market value of the dwelling unit; and, older residents pay one percent of the 1974 fair market value, plus a two percent increase per year to adjust for inflation. As a result, the system provides little incentive for households to improve their housing status. Therefore, the "trickle down" benefit is suppressed because properties are re-assessed upon sale.

Government Constraints

The availability and cost of housing are often influenced by governmental actions or constraints. Governmental actions can be defined as those actions which deal with the maintenance, improvement, or development of housing. El Centro requires the payment of a number of fees for various planning and permit procedures, such as building permits, development review fees, and environmental assessment fees. In addition the City has adopted, effective July 1, 1990, a "Development Impact Fee" which applies to all new residential development, as well as commercial and industrial development, within the City

(see Table 29). Sewer and Water connection fees are shown on Table 30. Applying the 1982 Uniform Building Code values used to determine building permit fees in the City, a typical 1,200 square foot house would be valued at \$64,072.00 (excluding land costs) and would be assessed a total of \$687.28 in fees for plan check plus building, plumbing, electrical, and mechanical permit fees. An additional \$3,823.00 would be assessed in Development Impact Fees.

Government constraints also result from land use regulations or practices which have the effect of limiting achievable density to below the maximum permitted by the general plan designation or zone in which a property is located. Required open space for residential development, for example, can have the effect of reducing density. El Centro uses standard yard setbacks of 20 feet front, 5 and 10 feet side, and 5 feet rear for single story homes, or 25 feet rear for two story homes. Also, 400 square feet per unit is required for duplex or "2 on 1" development; and 150 square feet of common open space and 50 feet of private open space are required per unit of multi-family development. Given the warm desert climate of El Centro, the availability of outdoor space for all residential development is essential to the City's quality of life.

In adopting a comprehensive update of its Zoning Ordinance in 1989, the City included provisions for "second units" in the R-1 and R-2 Residential Zones in accordance with Government Code 65852.2; and permits Senior Housing up to 40 dwelling units per acre in the R-2, R-3, and CO Office Commercial Zones. In the granting of conditional use permits for second units or senior housing, the City allows a reduction from the off-street parking requirements to one parking space per dwelling unit with tandem parking allowed for accessory units.

Incentives which the city could apply to reduce costs and thus make housing affordable to low and moderate income households are as follow: reduce the cost of fees (i.e., sewer and water capacity, drainage, park fees, etc.) for the developer of reserved housing units with the requirement that these savings be passed on to the consumer; the enforcement of resale controls through trust deeds; and, the issuance of density bonuses. Use of the Redevelopment Agency's Low and Moderate Income Housing Fund and CDBG grants should be considered as a means of reducing the City's Development Impact Fee for developer-built low income housing; or to enable qualifying low income households to reduce the cost of buying a new home by reimbursing the developer for this or other City development fees.

Government factors which further aggravate the private and public housing market include the availability of: low mortgage rates; federal subsidy financing and associated programs; and, prompt service from the Department of Housing and Urban Development. Federal mortgage limitations and its related high interest rates pose another grave factor.

TABLE 29

FEES APPLICABLE FOR BUILDING PERMIT ISSUANCE

EL CENTRO

DEVELOPMENT IMPACT FEE
(Ord. 90-)

| RESIDENTIAL | LIBRARY | POLICE | FIRE | STREETS | PARKS | RECREATION | PUBLIC FACILITIES | ADMIN | TOTAL |
|---|---------|--------|------|---------|-------|------------|-------------------|-------|-------|
| Single Family: | | | | | | | | | |
| 2 Bedroom | 375 | 208 | 105 | 315 | 357 | 274 | 274 | 33 | 1,941 |
| 3 Bedroom | 419 | 233 | 117 | 352 | 399 | 306 | 306 | 37 | 2,169 |
| 4 Bedroom | 463 | 257 | 129 | 388 | 441 | 338 | 338 | 41 | 2,395 |
| 5 Bedroom | 507 | 282 | 141 | 426 | 483 | 370 | 370 | 45 | 2,624 |
| Duplex, Mobile Home | 378 | 210 | 105 | 296 | 360 | 276 | 276 | 33 | 1,934 |
| Multi-Family (per unit): | | | | | | | | | |
| 1 Bedroom | 252 | 140 | 70 | 178 | 240 | 184 | 184 | 22 | 1,270 |
| 2 Bedroom | 315 | 175 | 88 | 222 | 300 | 230 | 230 | 28 | 1,588 |
| 3 Bedroom | 378 | 210 | 106 | 266 | 360 | 276 | 276 | 34 | 1,906 |
| COMMERCIAL-Per 1000 sq ft (unless otherwise noted) | | | | | | | | | |
| Office | 0 | 233 | 117 | 555 | 0 | 0 | 306 | 37 | 1,248 |
| Retail: | | | | | | | | | |
| Supermarket | 0 | 140 | 70 | 1,665 | 0 | 0 | 184 | 22 | 2,081 |
| Convenience Store | 0 | 140 | 70 | 5,994 | 0 | 0 | 184 | 22 | 6,410 |
| Shopping Center | 0 | 140 | 70 | 1,132 | 0 | 0 | 184 | 22 | 1,548 |
| Other Retail/Service | 0 | 140 | 70 | 1,332 | 0 | 0 | 184 | 22 | 1,748 |
| Bank, S&L, Thrift | 0 | 140 | 70 | 1,998 | 0 | 0 | 184 | 22 | 2,414 |
| Restaurants: | | | | | | | | | |
| Sit Down | 0 | 140 | 70 | 3,552 | 0 | 0 | 184 | 22 | 3,968 |
| Fast Food | 0 | 140 | 70 | 5,624 | 0 | 0 | 184 | 22 | 6,040 |
| Motel/Hotel (Street Fee is Per Room) | 0 | 140 | 70 | 259 | 0 | 0 | 184 | 22 | 675 |
| Gas Station (Street Fee is Per Pump) | 0 | 140 | 70 | 1,154 | 0 | 0 | 184 | 22 | 1,570 |
| Industrial: | | | | | | | | | |
| Manufacturing | 0 | 98 | 49 | 111 | 0 | 0 | 129 | 15 | 402 |
| Non-manufacturing | 0 | 98 | 49 | 518 | 0 | 0 | 129 | 15 | 809 |

TABLE 29 (continued)

SEWER/WATER

(Ord. 89-5)

(Res. 89-25)

Rate Per Equivalent Dwelling Unit (E.D.U.):

| | |
|-----------------------------------|-------------------------------|
| Present to June 30, 1990: | \$677.60 Sewer/\$554.40 Water |
| July 1, 1990 to June 30, 1991: | \$920.70 Sewer/\$733.30 Water |
| July 1, 1991 and thereafter: | \$1,134 Sewer/\$943.00 Water |

E.D.U. Rate Per Occupancy Type:

| | |
|--|--|
| Single-family Home | 1.00 E.D.U./Unit |
| Duplex, Triplex, or Apartments | 1 bedroom = 0.6 E.D.U. 2 bedroom = 0.7 E.D.U. 3 bedroom = 1.0 E.D.U. Thereafter, each bedroom equals 0.25 E.D.U. |
| Motels, Hotels, Auto Courts | 0.55 E.D.U./Unit w/kitchen 0.33 E.D.U./Unit w/o kitchen |
| Condominium, Townhouse | 1.0 E.D.U./Space |
| Mobilehome or Trailer Park | 1.0 E.D.U./ Space |
| RV Park | 0.60 E.D.U./ Space |
| Stores, Offices (Other Commercial uses vary by size or capacity of use) | 1.0 E.D.U. for the first 2,000 sq. ft. plus 0.50 E.D.U. for each 1,000 sq. ft. thereafter |

TABLE 29 (continued)

| | |
|------------|--|
| Industrial | 1.00 E.D.U. for buildings, other than warehouse, for the first 2,000 sq. ft., plus 0.50 E.D.U. for each 1,000 sq. ft. thereafter |
| | 1.00 E.D.U. for warehouses for the first 10,000 sq. ft. plus 0.50 for each 10,000 sq. ft. thereafter |

SCHOOL FEES

Residential Development Only:

\$1.56 per square foot

Commercial/Industrial Development:

\$0.26 per square foot

BUILDING RELATED FEES

Uniform Building Code, 1982 Edition Section 304(b)

Payable at time submitted for Plan Check (2 sets required). Water tie-ins, sewer tie-ins and encroachment permits (driveways, sidewalks, curb-gutter, etc.) are not included in the Building Permits. Those fees are obtained through the Public Works/Engineering Department.

Source: El Centro City Public Works Department

ADD BUILDING FEE EVALUATION HERE

TABLE 30

Sewer and Water Connection Fees
City of El Centro

| <u>SEWER CONNECTIONS</u> | <u>REQUIRED DEPOSIT</u> |
|--------------------------------------|-------------------------|
| 4" Sewer Connection | |
| Unpaved Alley | \$350.00 |
| Paved Alley | \$550.00 |
| Unpaved Street | \$400.00 |
| Paved Street | \$550.00 |
| 6" Sewer Connection | |
| Unpaved Alley | \$375.00 |
| Paved Alley | \$575.00 |
| Unpaved Street | \$425.00 |
| Paved Street | \$575.00 |
| 8" Sewer billing is at cost plus 10% | |
| Estimate of advance deposit | \$800.00 |

Outside City users are as established by Ordinance No. 73-14.

| <u>WATER METER CONNECTIONS</u> | <u>REQUIRED DEPOSIT</u> |
|--------------------------------|-------------------------|
| 3/4" meter | \$ 500.00 |
| 1" meter | \$ 600.00 |
| 2" meter | \$1,000.00 |

(All deposits are based on actual cost basis.)

For all meters, the charge shall be the actual cost to the City of necessary labor and material, and in addition thereto an amount equivalent to 10% of such actual costs.

Source: El Centro Public Works Department

HOUSING CHARACTERISTICS OF NEIGHBORHOOD PLANNING AREAS

To provide a more in-depth analysis with respect to "housing characteristics" the City has been divided into nine areas or neighborhoods which have a reasonable degree of homogeneity in terms of age, building conditions and land use. The analysis will examine the following housing characteristics: the total number of housing units; distribution of units by housing type; age of housing stock; number of substandard units; those suitable for rehabilitation; the number in need of replacement; number of condominiums; rent ranges; assessed home values; income; female households; different age households; household size; owner/rented occupied households; vacancy rates; fertility rates; vacant land; schools; and, parks. Tables and maps of El Centro will conclude this section. The base data utilized here was derived from several viable sources including the Census Bureau's Neighborhood Statistic program, RHNA, S.C.A.G., County Assessor's office, local mortgage companies, and the City Planning Department's housing, rent and vacant land surveys conducted in April of 1984.

Neighborhood 1

Located on the northwest area of the City, Neighborhood I is bounded by: Imperial Avenue to the east; Main Street to the south; and, on the west and north by the City limits. The total number of housing units found in this Neighborhood is 1,355. The housing composition is as follows: 217 units are single-family; 605 are multiple-family; and, 533 are mobile homes. The single-family housing is of recent development, approximately 10 years or less. The mobile home park located at the north portion of the Neighborhood has been in existence for about 16 years. The single-family and the mobile homes located in the northern sector are all basically in sound condition. The remaining mobile homes are generally located in fair to poor environments. With respect to the multiple-family units, the majority of them are in sound condition with the remaining units only needing minor repairs such as painting, door or window replacement, patching a roof, etc.

The actual conditions as brought out in the housing condition survey indicate that 67.3 percent of the single-family dwelling units are in sound condition, with 28 percent needing only minor repairs, one percent found in a deteriorating state and 3.2 percent considered to be in a dilapidated state.

The housing condition of the multiple-family units is as follows: 55.2 percent of the units are in sound condition and 44.8 percent need only minor repairs. The mobile homes and trailers are in various conditions and are located in fair to poor environments, as previously mentioned.

Apartment rents are currently as follows: \$350 for a one-bedroom apartment and \$475 for a two-bedroom apartment. In addition, there is a 271-unit apartment complex that offers affordable housing to low-income families. The unit rents for the apartment complex range as follows: \$230 for a studio unit; \$280 for a one-bedroom unit; and, \$390-450 for a two-bedroom unit.

Based on the County of Imperial Assessor's Office, the recordation of house sales between March and August of 1984, the following information was obtained: House sales were averaging between \$65,000 for a 3-bedroom, 2-bath home to \$75,000 for a 4-bedroom, 2-bath home (prices varied depending on amenities such as pool, fully enclosed garage, size of patio etc.).

The median income in 1978 of households in Neighborhood 1 was \$13,599. Households with incomes less than \$7,500 were 22.7 percent of all households in the Neighborhood, while households with incomes of \$25,00 or more constituted 16.2 percent of the households. The remaining 61.2 percent of the households had incomes between \$7,500 and \$25,000. In 1988, 45 percent of households in Neighborhood 2 had incomes below the median income level as established by the Department of Housing and Urban Development.

In the Neighborhood, 66.1 percent of all working age (16 years and over) persons and 52.9 percent of working age females were in the labor force. 70.2 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 1 was 13.1 percent. The unemployment rate was 12.9 percent for White persons and 19.5 percent for Spanish origin persons.

Neighborhood 1 residents were employed in a variety of occupations in 1980. They included 227 in administrative support occupations, including clerical. Another 146 persons said they were in professional specialty occupations, and 131 persons were in precision production, craft, and repair occupations.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 21 persons 65 years and over below the poverty level in 1979 or 7.9 percent of all elderly persons in Neighborhood 1. Of the 85 families below the poverty level in Neighborhood 1, 16.5 percent had a female householder with no husband present.

In 1980, among the 2,969 persons in Neighborhood 1, 29.6 percent, or 879 persons, were under 15 years old and 9.2 percent, or 273 persons, were 65 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 26.2 as compared with the City's 26.2 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 1,100 households in Neighborhood 1 represented 14.1 percent of all City households. Among the neighborhood households, 31.6 percent consists of one person and 8.8 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 35.8 percent of all the households. There were two persons in group quarters. Among persons 65 and over 52.7 percent lived in family households, 47.3 percent in non-family households, an 0.0 percent in group quarters.

The 1980 census showed that of the 1,100 year-round occupied housing units in Neighborhood 1, 49.3 percent were occupied by owners and 50.7 percent by renters. The comparable figures for the City were 57.9 percent owner occupied and 42.1 percent renter occupied. There were 206 vacant housing units in this Neighborhood with a rental vacancy rate of 20.1 percent and a homeowner vacancy rate of 2.5 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 1 had 758 families, of which 85.5 percent were maintained by a married couple. 12.1 percent by a female householder with no husband present, and 2.4 percent by a male householder with no wife present. Of the Neighborhood's 431 families with own children under 18 years, 20.0 percent were one-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.42.

Planning Staff's survey of vacant and available lands indicated that there is approximately .94 acre of R-1 zoned (single-family residential) land that could accommodate between five to seven more dwelling units. There are approximately 21 acres of vacant R-2 (medium density residential) land that could accommodate up to 252 more dwelling units. Recent interest by the owner appears to indicate that a mobile home park will be developed at the described density. In addition, there are approximately 30 acres of vacant land general planned for medium density residential development, located immediately to the north of Neighborhood 1, outside the City limits. The Local Agency Formation Commission has been contacted by parties interested in annexing to the City and developing the land at the indicated densities.

There is approximately 2.8 acres of vacant R-3 zoned (high medium density residential) land, which could accommodate approximately 70 more dwelling units. There is also approximately 3.61 acres of vacant CT (Tourist Commercial) zoned land, which could accommodate approximately 90 dwelling units (there are provisions in the CT zone whereby multiple residential development can take place, based on the R-3 zoning density). Also, immediately to the north are approximately six acres of vacant land general planned for highway commercial use. Interest to annex this land to the City has also been demonstrated. Providing adequate water, sewer and other City services to the vacant lots located within this neighborhood could presently be done without major problems.

There are currently no schools in this Neighborhood, however, the School District is planning to build a much needed elementary school in the near future. The plan to build a school here would be consistent with the City's General Plan.

There is also an 8.8-acre park that needs considerable improvements. The City is currently applying for a State grant under the Roberti-Z'Berg Urban Open Space and Recreation program to provide certain amenities, such as lighting, playing fields, playground equipment and a parking lot.

The Neighborhood also contains an important regional shopping center. A major general merchandise chain store is also located near the shopping center. These neighborhood features may help to encourage the continued maintenance and possible improvement of its housing stock.

Neighborhood 2

Located on the north central part of the City, Neighborhood 2 is bounded by: Villa Avenue to the north; the Southern Pacific Railroad to the east; Adams Avenue to the south; and, Imperial Avenue to the west.

The total number of housing units found in Neighborhood 2 is 1,303. There are 712 single-family residential units with 46 accessory units. The accessory units are complete second living units either attached or detached to the main unit. There are also 312 multiple-family units, 208 mobile home or trailer units and 22 motel/hotel units. Twenty-four of the multiple-family units are condominiums, built in 1979.

The majority of the single-family residences are over 30 years old. However, since 1978 to the present, approximately 86 new single-family residential units have been built here. During the same time period (1978-1984) approximately 88 new apartment units were built. The remaining apartment units are, for the most part, twenty or more years old. The 140 mobile homes and trailers located along North Sixth Street are generally in fair to poor environments. The 68 mobile homes on Pico Avenue are generally located in a fair environment.

The housing survey shows that 52 percent of the single-family and accessory units are in sound condition with 29 percent of the same needing only minor repairs. Single-family housing and accessory units which are deteriorating, accounted for 15 percent of the total with 4 percent of the total single-family housing units being considered in a dilapidated state.

The housing survey also shows that 72 percent of the multiple-family residential units are in sound condition and 20 percent need only minor repair. Those units found in a deteriorating state accounted for 4 percent of the total and those found in a dilapidated state also made up 4 percent of the total number of multiple-family residential units. The 22 motel/hotel units are generally found to be in a deteriorating condition.

Apartment rents are averaging around \$325 for a one-bedroom and \$400 for a two-bedroom unit. The 24 condominium units located here are for the most part, being rented out at various rent rates. However, rents here are generally averaging \$450 for a two-bedroom unit and \$500 for a three-bedroom unit. The apartment/motel units with kitchen facilities, located along the north side of Adams Avenue, are generally renting between \$420 and \$480 per month. Many of these units are rented by the week and in most cases the utilities are paid by the owners.

The three mobile home and trailer parks located in this Neighborhood offer from poor to fair environments. However, the space rents are generally \$110 to \$130. In most cases, the water, sewer and trash pick up services are included in these space rent fees.

The following information is based on Imperial County Assessor's Office records of house sales during the latter part of 1983 and up to April of 1984. In general, sales for older homes (1929-1955) were averaging around \$61,000. These homes had three bedrooms, one bath, and a carport or garage with minimum 7,200 square foot lots.

The median income in 1980 of households in Neighborhood 2 was \$14,939. Households with incomes less than \$7,500 were 20.0 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 20.3 percent of the households. The remaining 59.7 percent of the households had incomes between \$7,500 and \$25,000. In 1988, 45 percent of households in Neighborhood 2 had incomes below the median income level as established by the Department of Housing and Urban Development.

In the Neighborhood, 64.8 percent of all working-age (16-years and over) persons and 50.2 percent of working-age females were in the labor force. 67.8 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 2 was 6.4 percent. The unemployment rate was 3.5 percent for White persons and 9.3 percent for Spanish origin persons.

Neighborhood 2 residents were employed in a variety of occupations in 1980. They included 234 in administrative support occupations, including clerical. Another 163 persons said they were in precision production, craft, and repair occupations, and 143 persons were in service occupations, except protective and household.

Among the major concerns in many areas are the economic situations of the older population and of facilities maintained by a woman with no husband present. There were 22 persons 65 years and over below the poverty level in 1980, or 8.8 percent of all elderly persons in Neighborhood 2. Of the 95 families below the poverty level in Neighborhood 2, 21.1 percent had a female householder with no husband present.

In 1980, among the 3,166 persons in Neighborhood 2, 29.5 percent or 934 were under 15 years old and 6.7 percent or 211, were 65 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 25.1 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households especially small households. In 1980, the 1,031 households in Neighborhood 2 represented 13.2 percent of all the City's households. Among the Neighborhood's households, 18.8 percent consisted of one person and 8.5 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 22.2 percent of all households. There were zero persons in group quarters. Among persons 65 and over, 74.9 percent lived in family households; 25.1 percent in non-family households; and, 0.0 percent in group quarters.

The 1980 Census showed that the 1,031 year-round occupied housing units in Neighborhood 2, 62.2 percent were occupied by owners and 37.8 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 84 vacant housing units in this Neighborhood with a rental vacancy rate of 9.1 percent and a homeowner vacancy rate of 3.8 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 2 had 779 families, of which 88.8 percent were maintained by a married couple; 9.4 percent by a female householder with no husband present; and, 1.8 percent by a male householder with no wife present. Of the neighborhood's 484 families with own children under 18 years, 13.2 percent were one-parent families maintained by the mother. Of the families with their own children, under 18 years, the average number of persons per family was 3.73.

The survey of vacant and available lands showed that Neighborhood 2 contains .67 acre of vacant R-1 (single-family residential) zoned land that could allow three to five more residential units, it also contains 3.7 acres of vacant R-2 (medium density residential) zoned land which could accommodate up to 44 more multiple-family residential units. There are also 1.32 acres of vacant R-3 (high medium density residential) zoned land that could accommodate approximately 33 more multiple-family residential units. In addition, the Neighborhood contains 2.64 acres of vacant CT (Tourist Commercial) zoned land which could accommodate approximately 66 more multiple density residential units. As previously noted, there are provisions in the CT zone whereby multiple residential development can take place based on the R-3 zoning density.

The vacant lots are all located within a fully urbanized city area, and providing necessary water, sewer and other city services would present no problem. There is one elementary school and one junior high school in this Neighborhood. There is also one baseball playing field.

Neighborhood 3

Located on the northeastern part of the city, Neighborhood 3 is bounded by: Villa Avenue and the City limits to the north; Dogwood Road to the east; Main Street to the south; and, the railroad tracks to the west.

Approximately 90.1 percent of the 460 \pm acres in this Neighborhood are under an industrial zoning classification. There are 44.7 \pm acres of residential zoned land for 9.7 percent of the total acreage and .84 percent is comprised of neighborhood commercially zoned land.

The total number of housing units found in the Neighborhood is 186. There are 162 single-family residential units with three accessory living units. There are also 20 multiple-family units and one mobile home.

The majority of the single-family residences are twenty years old or older. There are however, 25 relatively new single-family residential units, having been built in 1980. The majority of the apartments have recently been built between 1975 and 1980.

The housing condition survey shows that 63 percent of the single-family and accessory units are in sound condition. Approximately, 25 percent need only minor repair. In addition, three percent is in a deteriorating state with 8.5 percent considered to be in a dilapidated state.

The housing survey also shows that 85 percent of the apartment units are in sound condition with only three units needing minor repairs. The one mobilehome unit is found in sound condition.

The two-bedroom apartments found in this Neighborhood were renting between \$325 and \$360. According to Imperial County Assessor's Office records, sales for early 1960 built homes were averaging around \$51,000. Sales for late 1960 and early 1970 built homes were averaging \$60,000.

The median income in 1980 of households in Neighborhood 3 was \$16,174. Households with incomes less than \$7,500 were 6.3 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 25.7 percent of the households; the remaining 68.0 percent of the households had incomes between \$7,500 and \$25,000. In 1988, 45 percent of households in Neighborhood 2 had incomes below the median income level as established by the Department of Housing and Urban Development.

In the Neighborhood, 62.8 percent of all working age (16 years and over) persons and 50.4 percent of working age females were in labor force. 69.7 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 3 was 1.9 percent. With an unemployment rate of 0.0 percent for White persons and 0.0 percent for Spanish origin persons.

Neighborhood 3 residents were employed in a variety of occupations in 1980. They included 70 in service occupations, except protective and household. Another 53 persons said they were in farming, forestry, and fishing occupation, and 43 persons were in sales occupations.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 0 persons 65 years and over below the poverty level in 1980, or 0.0 percent of all elderly persons in Neighborhood 3. Of the 11 families below poverty level in Neighborhood 3, 0.0 percent had a female householder with no husband present.

In 1980, among the 730 persons in Neighborhood 3, 35.9 percent or 262, were under 15 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 20.5 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 168 households in Neighborhood 3 represented 2.2 percent of all the City's households. Among the neighborhood households, 4.8 percent consisted of one person and 27.4 percent had six or more persons. Non-family households composed of householders who lived along or only with unrelated persons represented 5.4 percent of all the households. There were 0 persons in group quarters. Among persons 65 and over, 94.4 percent lived in family households; 5.6 percent in non-family households; and, 0.0 percent in group quarters.

The 1980 Census showed that of the 168 year-round occupied housing units in Neighborhood 3, 76.8 percent were occupied by owners and 23.2 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were four vacant housing units in this Neighborhood with a rental vacancy rate of 4.9 percent and a homeowner vacancy rate of 1.5 percent.

Fertility, family type and the presence of children are also important measurements of trends in family life. In 1980, Neighborhood 3 had 167 families, of which 94.0 percent were maintained by a married couple; 6.0 percent by a female householder with no husband present; and, 0.0 percent by a male householder with no wife present. Of the Neighborhood's 117 families with own children under 18 years, 8.5 percent were one parent families maintained by the mother. Of the families own children under 18 years, the average number of persons per family was 4.11.

The vacant land survey showed that Neighborhood 3 contains .21 acre of vacant R-2 (medium density residential) zoned land. This land could accommodate up to five more multiple-family dwelling units. The site is located in the center portion of the residential district and therefore would have no problem obtaining water, sewer and other City services.

There are currently no schools in this Neighborhood. There is, however, one 17.25 acre park with soccer and baseball playing fields, restroom facilities and lighting. The City is currently applying for a State grant which would permit further improvements such as the purchase and installation of playground equipment, additional lighting, the installation of a parking area and off-site street improvements.

Neighborhood 4

Neighborhood 4 is located in the central part of the City and is bounded by: Adams Avenue to the north; by the Southern Pacific Railroad to the east; State Street, Eighth Street and Holt Avenue to the south; and, on the west by Imperial Avenue. This Neighborhood is considered to be the oldest section in the City and encompasses the downtown commercial and civic center areas.

Currently, the total number of housing units found in Neighborhood 4 is 1,189. The March, 1984 housing survey totaled 291 single-family dwelling units with 49 accessory living units for this Neighborhood. In addition, the survey counted 771 apartments and 78 residential motel/hotel units. The Neighborhood contained no condominiums, mobile homes or trailers.

For the most part, the single-family residences are between 30-55 years old. Approximately 25 percent of the apartment units are less than six years old. The increase in apartment construction in the Neighborhood and particularly around the downtown area is a direct result of a general plan policy aimed at providing affordable housing near the oldest commercial district in the City.

The motel/hotel units are all older than 30 years with some hotels being around 60 years old. The residential motel/hotels offer affordable living units to the elderly as well as to transient individuals and seasonal field workers.

The housing condition survey showed that approximately 20.3 percent of the single-family and accessory living units were in sound condition, with 14.1 percent of the same needing only minor repairs. In addition, 43.2 percent of the same type units were determined to be in a deteriorating state and 22.4 percent considered to be in a dilapidated state.

The survey indicates that 54 percent of all the multiple-family residential units are in sound condition and 9 percent need only minor repair. In addition, 30.4 percent of the same type units are considered to be in a deteriorating state and only 6.8 percent are considered to be in a dilapidated state.

With respect to the residential motel/hotel dwelling units, 22 percent are found to be in sound condition with 13 percent needing only minor repairs. In addition, 54 percent of the residential motel/hotel dwelling units are found to be in a deteriorating state with 11 percent considered to be in a dilapidated state.

Apartment units are generally renting as follows: \$350 for a studio unit; \$375 for a one-bedroom unit; \$425 to \$450 for a two-bedroom unit; and, around \$450 to \$525 for a three-bedroom unit.

Currently the rents for the residential hotel units are ranging between \$300 to \$450 per month. The lower rate rooms generally offer the basic needs such as a single-bed and group bathrooms. The higher rate rooms may provide individual bathrooms, refrigerators, and other room services. Rents for residential motel units are currently ranging between \$300 to \$550. The higher rate rooms generally are full one-bedroom units with all utilities paid and full bathroom and kitchen facilities. Included here are some studio apartment units currently renting for \$215 and offering full bathroom and kitchen facilities.

Information gathered from local mortgage companies indicates that house sales are averaging between \$64,000 to \$69,000 for average two or three-bedroom units.

The median income in 1980 of households in Neighborhood 4 was \$10,587. Households with incomes less than \$7,500 were 39.4 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 8.6 percent of the households. The remaining 52.0 percent of the households had incomes between \$7,500 and \$25,000.

In the Neighborhood, 60.3 percent of all working age (16 years and over) persons and 53.6 percent of working age females were in the labor force. 68.9 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 4 was 6.5 percent with an unemployment rate of 4.8 percent for White persons and 9.1 percent for Spanish origin persons.

Neighborhood 4 residents were employed in a variety of occupations in 1980. They included 220 in administrative support occupations, including clerical. Another 135 persons said they were in precision production, craft, and repair occupations, and 132 persons were in service occupations, except protective and household.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 42 persons 65 years and over below the poverty level in 1980, or 19.5 percent of all elderly persons in Neighborhood 4. Of the 136 families below the poverty level in Neighborhood 4, 41.9 percent had a female householder with no husband present.

In 1980, among the 2,750 persons in Neighborhood 4, 26.1 percent or 717, were under 15 years old and 8.9 percent or 244, were 65 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 24.5 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 1,017 households in Neighborhood 4 represented 13.1 percent of all City households. Among the Neighborhood's households, 34.9 percent consisted of one person and 6.7 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 39.7 percent of all the households. There were 167 persons in group quarters. Among persons 65 and over 49.2 percent lived in family households; 49.6 percent in non-family households; and, 1.2 percent in group quarters.

The 1980 Census showed that of the 1,017 year round occupied housing units in Neighborhood 4, 15.3 percent were occupied by owners and 84.7 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 110 vacant housing units in this Neighborhood with a rental vacancy rate of 7.5 percent and a homeowner vacancy rate of 1.3 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 4 had 576 families of which 65.6 percent were maintained by a married couple; 29.2 percent by a female householder with no husband present; and, 5.2 percent by a male householder with no wife present. Of the Neighborhood's 372 families with own children under 18 years, 31.2 percent were on-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.62.

The survey of vacant and available lands shows that Neighborhood 4 contains no vacant single-family nor medium density residential zoned land. However, there are approximately 4.28 acres of vacant R-3 (high medium density residential) zoned land that could accommodate around 107 additional units. The

vacant lots are all located within a fully urbanized neighborhood, and thus would face no impediments in receiving City services to achieve its development potential.

The Neighborhood contains one elementary school and a 7.35-acre park site which has been serving the community for over 50 years. As stated before, the Neighborhood also contains the downtown shopping district as well as the Civic Center area including; City Hall; the Courts; and, most of the banks and financial institutions.

Neighborhood 5

Neighborhood 5 is located in the most westerly portion of the City, bounded by: Main Street to the north; Imperial Avenue to the east; Ross Avenue to the south; and, the City limits to the west.

The City's Housing Condition Survey indicates that there are a total of 1061 residential dwelling units in the Neighborhood. The total number of single-family dwellings came to 658 with one accessory dwelling unit. In addition, there is a total of 402 multiple-family dwelling units. Of these units, 148 are condominiums. Of these same multiple-family units, 172 apartment units are specifically designated for and occupied by senior citizens.

The majority of the single-family units in the Neighborhood are over 20 years old. However, there are 122 single-family dwelling units or 30 percent of the total number of single-family dwelling units that have been built within the last 10 years. Since completion of the Housing Condition Survey, additional dwelling units have been built. Future development of single-family dwelling units is expected to continue here, in view of the fact that 73 acres have recently been annexed and are intended for single-family development.

The Housing Condition Survey shows that 87 percent of the single-family dwelling units are in sound condition with only 13 percent needing minor repairs. Only three units (.4 percent) are in a slightly deteriorating state with no dilapidated single-family structures in the Neighborhood. The survey also indicates that 100 percent of the multiple-family units are in sound condition. One of the main reasons for this, of course, is that all of the multiple-family dwelling units are under 10 years old.

Information gathered from the senior citizen apartments which consists of one-bedroom units, indicates that these are renting for \$315 per month. Other apartments and condominiums are generally renting as follows: \$500 for a two-bedroom apartment; and, around \$650 for a two-bedroom condominium unit.

According to local mortgage companies and realtors, two-bedroom homes found in this Neighborhood sold between \$50,000 to \$60,000; three-bedroom homes were selling between \$83,000 and \$90,000; and four-bedroom homes with a few extras (fireplace, garage, pool, etc.) were selling between \$100,000 and \$130,000. Newer three- and four- bedroom homes built since 1984 were selling between \$110,500 to \$160,000, depending on the amenities offered.

The median income in 1980 of households in Neighborhood 5 was \$21,332. Households with incomes less than \$7,500 were 15.3 percent of all households, while households with incomes of \$25,000 or more constituted 41.3 percent of the households. The remaining 43.3 percent of the households had incomes between \$7,500 and \$25,000.

In the Neighborhood, 70.2 percent of all working age (16 years and over) persons and 58.1 percent of working age females were in the labor force. 72.4 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 5 was 2.9 percent. The unemployment rate was 2.8 percent for White persons and 6.5 percent for Spanish origin persons.

Neighborhood 5 residents were employed in a variety of occupations in 1980. They included 284 in administrative support occupations, including clerical. Another 226 persons said they were in professional specialty occupations, and 187 persons were in executive, administrative, and managerial occupations.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were nine persons 65 years and over below the poverty level in 1980, or 4.5 percent of all elderly persons in Neighborhood 5. Of the 19 families below the poverty level in Neighborhood 5, 100.0 percent had a female householder with no husband present.

In 1980, among the 2,535 persons in Neighborhood 5, 23.9 percent, or 607 were under 15 years old, and 8.5 percent or 216 were 65 years and over. In the City, 28.4 percent were under 15 years, and 7.8 percent were 65 years and over. The Neighborhood's median age was 31.0 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 943 households in Neighborhood 5 represented 12.1 percent of all City households. Among the Neighborhood's households, 26.2 percent consisted of one person, and 5.3 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 28.5 percent of all the households. There were 0 persons in group quarters. Among persons 65 and over, 43.5 percent lived in family households; 56.5 percent in non-family households; and, 0.0 percent in group quarters.

The 1980 Census showed that of the year-round occupied housing units in Neighborhood 5, 66.4 percent were occupied by owners and 33.6 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter occupied. There were 53 vacant housing units in this Neighborhood with a rental vacancy rate of 4.2 percent and a homeowner vacancy rate of 2.6 percent.

Fertility, family type and presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 5 had 692 families, of which 89.9 percent were maintained by a married couple; 8.7 percent by a female householder with no husband present; and, 1.4 percent by a male householder with no wife present. Of the Neighborhood's 413 families with own children under 18 years, 12.3 percent were one-parent families with own children under 18 years. The average number of persons per family was 3.29.

As previously mentioned, the City recently annexed approximately 73 acres zoned for R-1 development. The owner and developer has constructed approximately 360 more affordable single-family residential units, similar to those recently built in this Neighborhood. The vacant land survey indicated that there were no other vacant residential parcels in this Neighborhood.

Neighborhood 5 contains one public elementary school and one parochial K-8 school. The area also contains a five-acre softball playing field and a major shopping center which provides many services to the surrounding Neighborhood as well as to the community at large. The shopping center is located across the street from the senior citizen apartments. Services and agencies located here include a laundry and cleaners, restaurants, grocery store, general merchandise stores as well as the Social Security office and a County branch library.

Neighborhood 6

Neighborhood 6 is bounded by: State Street to the north; Eighth Street to the east; Ross Avenue to the south; and, Imperial Avenue to the west, located in the South central part of the City.

The City survey indicated that there is a total of 883 housing units in the Neighborhood. There are 533 single-family dwelling units with 86 accessory living units. In addition, there are 264 multiple-family units with 105 of these being condominium units. The majority, if not all, of the single-family dwelling units are over 20 years old. The apartment units are also for the most part, over 20 years old. However, the condominium units are less than 10 years old.

The survey shows that 74 percent of the single-family dwelling and the accessory units are in sound condition or only need very minor repairs. In addition, 18 percent of the single-family and accessory units are considered to be deteriorating with 7.6 percent of the same being classified as dilapidated. Of the multiple-family units, 92 percent are in sound condition or only need minor repair. Only 6.8 percent of these units are considered deteriorating and only 1 percent (3 units) were classified as dilapidated. The situation that becomes apparent is that even though the apartment units are over 20 years old, for the most part, they are all being well maintained.

Apartment rents are ranging from \$475 for a two-bedroom to \$550 for a three-bedroom unit. Those condominiums units that are currently being rented out are going for \$600 for a two-bedroom and \$650 for a three-bedroom unit. Information from local mortgage companies indicates that house sales are averaging between \$64,000 to \$70,000.

The median income in 1980 of households in Neighborhood 6 was \$17,163. Households with incomes less than \$7,500 were 19.3 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 31.1 percent of the households. The remaining 49.6 percent of the households had incomes between 7,500 and \$25,000.

In the Neighborhood, 70.7 percent of all working age (16 years and over) persons and 58.7 percent of working age females were in the labor force. 74.4 percent of persons 16 years and over worked in 1980. The unemployment rate was 3.2 percent of White persons and 5.7 percent for Spanish origin persons.

Neighborhood 6 residents were employed in a variety of occupations in 1980. They included 242 in administrative support occupations, including clerical. Another 156 persons said they were in precision production, craft and repair occupation, and 103 persons were in sales occupations.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were eight persons 65 years and over below the poverty level in 1980, or 5.7 percent of all elderly persons in Neighborhood 6. Of the 44 families below the poverty level in Neighborhood 6, 88.6 percent had a female householder with no husband present.

In 1980, among the 1,961 persons in Neighborhood 6, 24.7 percent, or 484, were under 15 years old and 9.8 percent, or 193 were 65 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 28.5 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households in 1980. The 688 households in Neighborhood 6 represented 8.8 percent of all City households. Among the Neighborhood's households, 18.3 percent consisted of one person and 6.7 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 21.2 percent of all households. There were 0 persons in group quarters. Among persons 65 and over, 69.9 percent lived in family households; 30.1 percent in non-family households; and, 0.0 percent in group quarters.

In 1980 Census showed that of the year-round occupied housing units in Neighborhood 6, 62.8 percent were occupied by owners and 37.2 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 37 vacant housing units in this Neighborhood with a rental vacancy rate of 4.8 percent and a homeowner vacancy rate of 1.6 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 6 had 520 families of which 79.2 percent were maintained by a married couple; 16.7 percent by a female householder with no husband present; and, 4.0 percent by a male householder with no wife present. Of the Neighborhood's 304 families with own children under 18 years, 22.7 percent were one-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.48.

Land that is currently vacant and available for residential development consists of .27 acre zoned R-2 (medium density residential) and 2.71 acres zoned for R-3 (medium high residential). The R-2 Zone would allow approximately 3 dwelling units and the R-3 Zoned property would allow up to 68 multiple family dwelling units. Water and sewer are readily available for both of these areas. With these figures, it is apparent that this Neighborhood will soon be built to residential capacity.

There are no parks in this Neighborhood, however, the City's high school and a junior high school are located here.

Neighborhood 7

Neighborhood 7 is located in the south central part of the City, bounded by: Holt Avenue to the north; the railroad to the east, Ross Avenue to the south; and, Eighth Street to the west.

Neighborhood 7, the second oldest section of the City retains a unique character. The area combines several architectural styles which are accented by wide streets lined with large, shady trees.

The City survey indicates that there is currently a total of 882 housing units in the Neighborhood. There are 593 single-family dwelling units with 137 accessory living units. In addition, there are 152 apartment units with 50 of these units being duplexes. At least 75 percent to 80 percent of the single-family structures are over 20 years old. Many of these older homes have been well maintained and in many cases the housing quality has significantly improved over the years.

The survey shows that 63 percent of the single-family dwelling units and their accessory units are in sound condition or only needed minor repairs. In addition, 20.7 percent of these same type units are classified as deteriorating, and approximately 16 percent are considered dilapidated. Of the multiple-family units, 53 percent are in sound condition or only requiring minor repairs. In addition, 24 percent (37 units) are considered deteriorating, and 23 percent are classified as dilapidated. Continual property maintenance and improvement will be the key to retaining this Neighborhood's sound housing quality, despite the age of many of its structures. Apartments are currently renting around \$350 for a one-bedroom unit, \$400 for a two-bedroom unit and \$450 for a three-bedroom unit.

Information from a local mortgage company and the Imperial County Assessor's Office indicates that housing values can be divided into three basic categories for this Neighborhood. First of all, we have the old lower quality homes ranging from \$55,000 to \$60,000. Secondly they are the mid-range better quality homes valued at about \$80,000 to \$90,000. And thirdly, the older, but higher quality homes are valued between \$115,000 to \$146,000.

The median income in 1980 of households in Neighborhood 7 was \$16,480. Households with incomes less than \$7,500 were 13.7 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 30.6 percent of the households. The remaining 55.7 percent of the households had incomes between \$7,500 and \$25,000.

In the Neighborhood, 62.9 percent of all working age (16 years and over) persons and 50.6 percent of working age females were in the labor force. 64.3 percent of persons 16 years and over worked in 1980. The unemployment rate was 5.0 percent for White persons, a 4.2 percent for Black persons and 10.5 percent for Spanish origin persons.

Neighborhood 7 residents were employed in a variety of occupations in 1980. They included 180 in administrative support occupations, including clerical. Another 141 persons said they were in sales occupations, and 140 persons were in service occupations, except protective and household.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 20 persons 65 years and over below the poverty level in 1980, or 6.8 percent of all elderly persons in Neighborhood 7. Of the 57 families below the poverty level in Neighborhood 7, 59.6 percent had a female householder with no husband present.

In 1980, among the 2,426 persons in Neighborhood 7, 27.5 percent, or 667, were under 16 years old, and 9.9 percent, or 240, were 65 years and over. In the City, 28.4 percent were under 15 years, and 7.8 percent were 65 years and over. The Neighborhood's medium age was 27.1 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 728 households in Neighborhood 7 represented 9.4 percent of all City households. Among the Neighborhood's households, 17.9 percent consisted of one person and 11.8 percent had six or more persons. Non-family households composed of householders who lived along or only with unrelated persons represented 19.9 percent of all the households. There were 48 persons in group quarters. Among persons 65 and over, 75.0 percent lived in family households; 24.6 percent in non-family households; and, 0.4 percent in group quarters.

The 1980 Census showed that the 728 year-round occupied housing units in Neighborhood 7, 67.7 percent were occupied by owners and 32.4 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 42 vacant housing units in this Neighborhood with a rental vacancy rate of 10.6 percent and a homeowner vacancy of 0.6 percents.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 7 had 632 families, of which 76.3 percent were maintained by a married couple, 17.7 percent by a female householder with no husband present, and 6.0 percent by a male householder with no wife present. Of the Neighborhood's 337 families with own children under 18 years, 26.4 percent were one-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.50.

The survey of vacant and available lands revealed the following: Neighborhood 7 contains .37 acre zoned for R-1 that could accommodate 2-3 more residential units. It also contains 1.22 acres zoned for R-2 which could accommodate approximately 15 multiple dwelling units. In addition, 1.02 acres of vacant land is zoned for R-3 and could accommodate up to 26 multiple dwelling units. All of the lots have water and sewer readily available.

The Neighborhood contains one elementary school and a 12-acre baseball/football playing field.

Neighborhood 8

Neighborhood 8 is located in the southeast area of the City bounded by: Main Street to the north; Dogwood Road to the east; Ross Avenue to the south; and, the railroad to the west. This Neighborhood is surrounded by industrial and heavy commercial uses to the north, west and east. Area to the south is general planned and zoned for industrial uses.

The City survey indicates that there is a total of 736 housing units in the Neighborhood. There is a total of 561 single-family units with 39 accessory living units. In addition, there are 136 multiple dwelling units with 72 units being duplexes.

The greater majority of all units are over 20 years old. In 1981, 35 single-family units and 18 multiple-family units were built. The survey shows that 60 percent of the single-family dwelling and accessory units are in sound condition or only need minor repairs. In addition, approximately 22 percent of these same units are classified as deteriorating, and approximately 18 percent are dilapidated. Of the multiple-family units, 71 percent are considered sound or only needing minor repair, and 7 percent are considered to be deteriorating. In addition, 22 percent of these units are considered to be in a dilapidated state. The City has been and is still continuing its housing programs for this area.

Apartment rents are ranging from \$260 for a one-bedroom unit to \$325 for a two-bedroom unit. There are no condominium units presently in the Neighborhood. Housing sales are averaging between \$57,000 to \$63,000, based on local mortgage companies.

The median income in 1980 of households in Neighborhood 8 was \$9,549. Households, with incomes less than \$7,500 were 42.5 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 7.1 percent of the households. The remaining 50.5 percent of the households had incomes between \$7,500 and \$25,000.

In the Neighborhood, 65.2 percent of all working age (16 years and over) persons and 45.9 percent of working-age females were in the labor force. 55.2 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 8 was 26.5 percent. The unemployment rate was 22.0 percent for black persons and 30.4 percent for Spanish origin persons.

Neighborhood 8 residents were employed in a variety of occupations in 1980. They included 138 service occupations, except protective and households. Another 75 persons said they were administrative support occupations, including clerical, and 68 persons were in precision production, craft, and repair occupation.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 33 persons 65 years and over below the poverty level in 1980, or 12.3 percent of all elderly persons in Neighborhood 8. Of the 126 families below the poverty level in Neighborhood 8, 40.5 percent had a female householder with no husband present.

In 1980, among the 2,385 persons in Neighborhood 8, 31.1 percent, or 741, were under 15 years old, and 9.1 percent or 218 were 65 years and over. In the City, 28.4 percent were under 15 years and 7.8 percent were 65 years and over. The Neighborhood's median age was 23.0 as compared with the City's 26.3 years.

One of the major trends over the past 10 years has been an increase in the number of households, especially small households in 1980. The 626 households in Neighborhood 8 represented 8.0 percent of all City households. Among the Neighborhood's households, 15.8 percent consisted of one person, and 23.2 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 17.9 percent of all the households. There were 0 persons in group quarters. Among persons 65 and over, 67.4 percent lived in family households; 32.6 percent in non-family households; and, 0.0 percent in group quarters.

The 1980 Census showed that of the 626 year-round occupied housing units in Neighborhood 8, 60.4 percent occupied by owners and 39.6 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 27 vacant housing units in this Neighborhood with a rental vacancy rate of 5.0 percent and a homeowner vacancy rate of 1.0 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 8 had 571 families, of which 67.4 percent were maintained by a married couple and 25.7 percent by a female householder with no husband present. Of the neighborhood's 333 families with own children under 18 years, 27.0 percent were one-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.94.

The survey on vacant and available lands shows that Neighborhood 8 contains approximately 15.8 acres zoned for R-1 that could currently accommodate up to 110 more residential units. The Neighborhood also contains .17 acre zoned for R-2 which would allow approximately two residential units. In addition, there are approximately 4.6 acres zoned for R-3 which would allow approximately 115 residential units. All of these lots have water and sewer facilities readily available.

The Neighborhood contains one elementary school and a 5.3-acre playing field and community recreation center.

Neighborhood 9

Neighborhood 9 is located in the southern portion of the City bounded by: Ross Avenue to the north; and, the City limits to the east, south and west. This Neighborhood has the greatest number of dwelling units (1582). The majority of these units have remained in sound condition. The City's survey indicates that there are 1247 single-family dwelling units plus 8 accessory living units. In addition, there are 327 multiple dwelling units with four of these units being duplexes. Of these multiple-family residential units, 35 are condominium units.

Approximately 49 percent of the single-family residential units are over 20 years old, with 29 percent being 11 to 20 years old and 22 percent being less than 10 years old. In addition, approximately 42 percent of the multiple-family units are over 20 years old, with 45 percent of these units being 11 to 20 years old and 14 percent being less than 10 years old. The 35 condominium units in this Neighborhood are all less than 10 years old.

The City's survey shows that 76 percent of the single-family dwelling and accessory units are in sound condition. In addition, 21 percent of these units need minor repairs and only 3 percent are in a deteriorating state. Of the multiple-family residential units, including the condominium units, 72 percent are found to be in sound condition and the remaining 28 percent only need minor repair.

Apartment rents vary within this large Neighborhood. Along the eastern portion, rents range from \$350 for a one-bedroom apartment to \$395 for a three-bedroom apartment. Along the western portion, rents are ranging from \$420 for a one-bedroom apartment to \$475 for a two-bedroom apartment. As can be expected, housing values also vary within this Neighborhood. According to local mortgage companies, house sales are ranging between \$64,000 to \$70,000.

The median income in 1980 of households in Neighborhood 9 was \$26,413. Households with incomes less than \$7,500 were 50.5 percent of all households in the Neighborhood, while households with incomes of \$25,000 or more constituted 55.8 percent of the households. The remaining 38.7 percent of the households had incomes between \$7,500 and \$25,000.

In the Neighborhood, 74.7 percent of all working-age (16 years and over) persons and 60.5 percent of working-age females were in the labor force. 76.8 percent of persons 16 years and over worked in 1980. The unemployment rate for Neighborhood 9 was 4.1 percent. The unemployment rate was 4.5 percent for White persons and 7.0 percent for Spanish origin persons.

Neighborhood 9 residents were employed in a variety of occupations in 1980. They included 505 in administrative support occupations, including clerical. Another 337 persons said they were in executive, administrative, and managerial occupations, and 330 persons were in professional specialty occupations.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were seven persons 65 years and over below the poverty level in 1980, or 4.7 percent of all elderly persons in Neighborhood 9. Of the 38 families below the poverty level in Neighborhood 9, 31.6 percent had a female householder with no husband present.

In 1980, among the 5,974 persons in Neighborhood 9, 29.9 percent, or 1,517 were under 15 years old, and 5.3 percent, or 267 were 65 years and over. In the City, 28.4 percent were under 15 years, and 7.8 percent were 65 years and over. The Neighborhood's median age was 27.2 as compared with the City's 26.3 years.

One of the major national trends over the past 10 years has been an increase in the number of households, especially small households. In 1980, the 1,482 households in Neighborhood 9 represented 19.0 percent of all City households. Among the Neighborhood's households, 10.4 percent consisted of one person, and 9.9 percent had six or more persons. Non-family households composed of householders who lived alone or only with unrelated persons represented 13.4 percent of all the households. There were 156 persons in group quarters. Among persons 65 and over 47.2 percent lived in family households, 6.0 percent in non-family households, and 46.8 percent in group quarters.

The 1980 Census showed that of the 1,482 year-round occupied housing units in Neighborhood 9, 74.8 percent were occupied by owners and 25.2 percent by renters. The comparable figures for the City were 57.9 percent owner-occupied and 42.1 percent renter-occupied. There were 75 vacant housing units in this Neighborhood with a rental vacancy rate of 6.8 percent and a homeowner vacancy rate of 2.7 percent.

Fertility, family type and the presence of children are also important measurements of the trends in family life. In 1980, Neighborhood 9 had 1,195 families of which 92.0 percent were maintained by a married couple; 5.9 percent by a female householder with no husband present; and, 2.1 percent by male householder with no wife present. Of the Neighborhood's 792 families with own children under 18 years, 7.1 percent were one-parent families maintained by the mother. Of the families with own children under 18 years, the average number of persons per family was 3.75.

The survey on vacant lands shows that Neighborhood 9 contains approximately 16.02 acres zoned for R-1. However, about 14 of the 16± vacant acres have been subdivided into approximately 15,000 square foot lots to be developed into a residential estate project. Even though the off-site improvements including streets, sidewalks, gutters and utilities have been accomplished since 1979, no further development

of the area has taken place. The development currently consists of 32 vacant residential estate parcels. The remaining two acres zoned for R-1 could accommodate around 14 units.

The Neighborhood also contains 1.08 acres of vacant land zoned for R-2 (medium density residential), which could accommodate about 13 more units; and 2.0 acres zoned for R-3 (high medium density residential), which could accommodate up to 50 more units. In addition, approximately 9.1 acres of vacant land zoned CT (Tourist Commercial) would permit residential development at an R-3 density, and allow approximately 228 units to be built. There are several areas in the City where the CT Zone has been utilized for residential purposes.

There are also approximately 75 acres of vacant land presently found outside the City limits but located immediately adjacent to this Neighborhood. The land is currently designated by the General Plan for low density residential use. However, a General Plan amendment application has been submitted that would provide for various multiple residential densities. With the present General Plan designation, the number of single-family residential units that could be built would be around 375 to 550. In all of the cases where vacant land is available, City water and sewer services are readily available.

Land Inventory Summary

Table 31 summarizes the amount and zoning of land within each of the 9 Neighborhood Planning Areas which is suitable for residential development, including manufactured housing. Areas which is suitable for residential development, including manufactured housing. Adequate public services and infrastructure improvements exist in Areas 1, 2, 4, 6, 7, and 8 to accommodate new development. Infrastructure improvements are not considered adequate in the northeastern portion of Planning Area 3 and in the southern and western portions of Planning Area 9 (see Figure 8). Excluding these areas where infrastructure is presently inadequate, approximately 190 acres of vacant land, zoned to permit residential development, exists within the City. Development of this land could yield up to approximately 2,191 dwelling units. As shown of Table 28, the City's total housing allocation pursuant to SCAG's 1988 Regional Housing Needs Assessment is only 1,025 dwelling units.

TABLE 31
INVENTORY OF VACANT RESIDENTIAL LAND

| <u>Neighborhood Planning Area</u> | <u>Vacant Land (Acres)</u> | <u>Zoning</u> | <u>Density Range</u> | <u>Potential Build-Out (du)</u> |
|--|---------------------------------------|----------------------|---------------------------------|--|
| #1 | 0.94 | R-1 | 5-7 du/ac | 7 |
| | 21.00 | R-2 | 12 du/ac | 252 |
| | 30.00 | R-2 | 12 du/ac | 360 |
| | 2.80 | R-3 | 25 du/ac | 70 |
| | 3.61 | CT | 25 du/ac | 90 |
| | <u>6.00</u> | CT | 25 du/ac | <u>150</u> |
| Subtotal: | 64.35 | | | 929 |
| #2 | 0.67 | R-1 | 5-7 du/ac | 5 |
| | 3.70 | R-2 | 12 du/ac | 44 |
| | 1.32 | R-3 | 25 du/ac | 33 |
| | <u>2.64</u> | CT | 25 du/ac | <u>66</u> |
| Subtotal: | 8.33 | | | 148 |
| #3 | 0.21 | R-2 | 12 du/ac | 5 |
| #4 | 4.28 | R-3 | 25 du/ac | 107 |
| #5 | 73.00 | R-1 | 5-7 du/ac | 360 |
| #6 | 0.27 | R-2 | 12 du/ac | 3 |
| | <u>2.71</u> | R-3 | 25 du/ac | <u>68</u> |
| Subtotal: | 2.98 | | | 71 |
| #7 | 0.37 | R-1 | 5-7 du/ac | 3 |
| | 1.22 | R-2 | 12 du/ac | 15 |
| | <u>1.02</u> | R-3 | 25 du/ac | <u>26</u> |
| Subtotal: | 2.61 | | | 44 |

TABLE 31 (continued)

INVENTORY OF VACANT RESIDENTIAL LAND

| <u>Neighborhood Planning Area</u> | <u>Vacant Land (Acres)</u> | <u>Zoning</u> | <u>Density Range</u> | <u>Potential Build-Out (du)</u> |
|---------------------------------------|--------------------------------|---------------|--------------------------|---|
| #8 | 15.80 | R-1 | 5-7 du/ac | 110 |
| | 0.17 | R-2 | 12 du/ac | 2 |
| | <u>4.60</u> | R-3 | 25 du/ac | <u>115</u> |
| Subtotal: | 20.57 | | | 227 |
| #9 | 2.00 | R-1 | 5-7 du/ac | 14 |
| | 1.08 | R-2 | 12 du/ac | 13 |
| | 2.00 | R-3 | 25 du/ac | 50 |
| | 9.10 | CT | 25 du/ac | 228 |
| | <u>75.00</u> | S.F.R. | 5-7 du/ac | <u>450</u> |
| Subtotal: | 89.18 | | | 755 |
| GRAND TOTAL: | 265.51 | | | 2,646 |

Source: El Centro City Planning Department

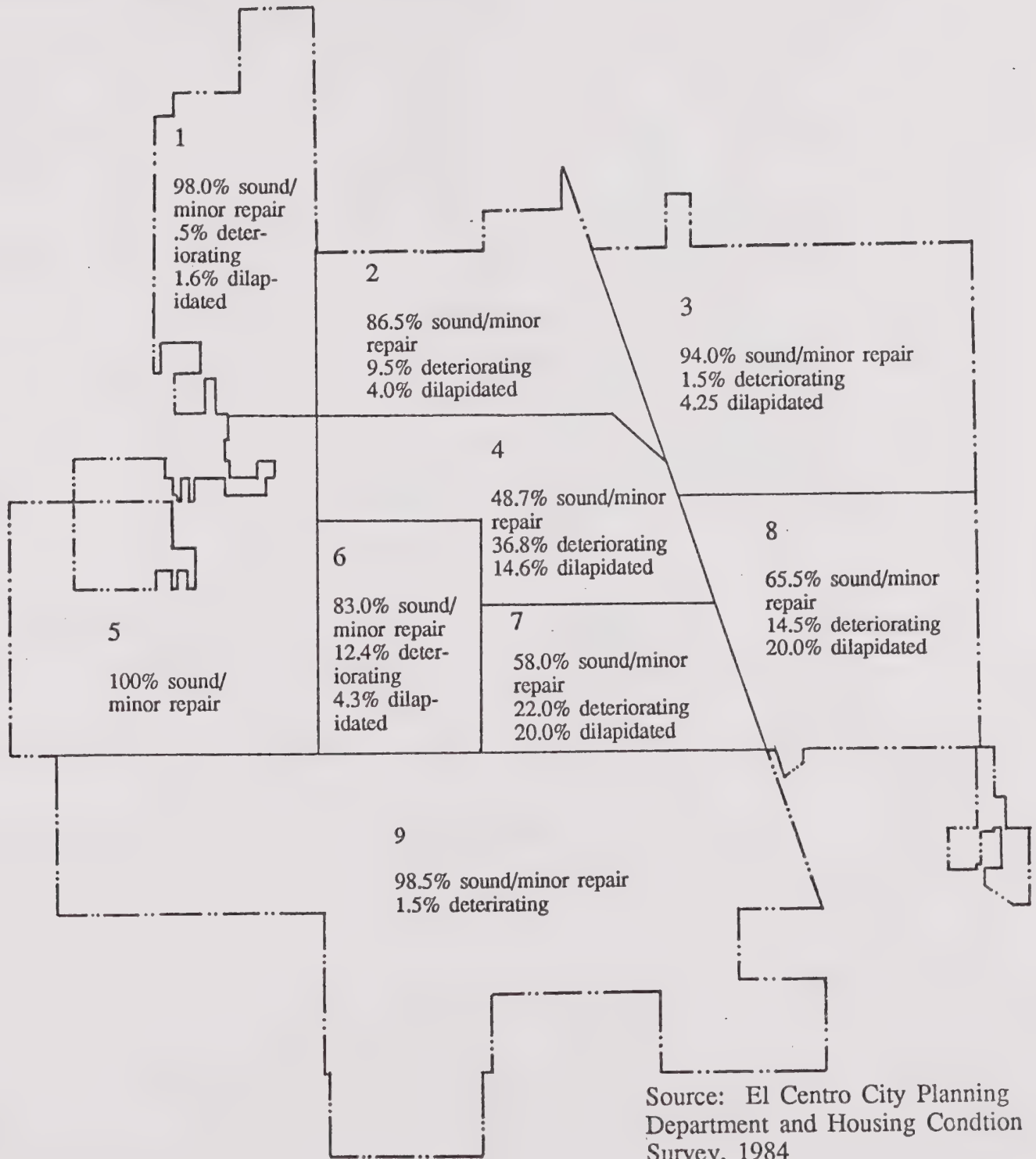
The estimate of potential buildout shown on Table 31 represents maximum achievable density based on existing zoning. In actuality, the net yield may be somewhat lower, particularly in single family zones where standard subdivision development usually does not result in maximum permitted density. Actual development densities in the R-2 and R-3 zones are close to the 12 and 25 units per acre permitted. In the R-1 zone, standard subdivisions yield 4-5 dwelling units per acre, though maximum densities are achievable by planned residential development, including "zero lot line" projects. Density bonus projects are permitted within the City pursuant to Sections 29-142 of the Zoning Ordinance, which can increase maximum achievable density in accordance with state law. Accessory dwelling units are also permitted in the R-1 and R-2 Zones by conditional use permit (Zoning Ordinance Section 29-108B). The City permits manufactured housing, including mobilehomes on residential lots pursuant to Zoning Ordinance Section 29-129, which conforms to Government Code Sections 65852.3 and 65852.4.

TABLE 32

CURRENT HOUSING INVENTORY BY CONDITION AND AGE OF STRUCTURE

| <u>Neighborhood</u> | <u>Sound/Minor Repair Only (%)</u> | <u>Deterior- ating(%)</u> | <u>Dilapi- dated(%)</u> | <u>Less Than 10 yrs(%)</u> | <u>10-20 Years(%)</u> | <u>Over 20 Years(%)</u> |
|---------------------|--|-------------------------------|-----------------------------|--------------------------------|---------------------------|-----------------------------|
| #1 (newest) | 9.8 | 0.5 | 1.6 | 15.0 | 75.0 | 10.0 |
| #2 (5th ldest) | 86.5 | 9.5 | 4.0 | 10.0 | 20.0 | 70.0 |
| #3 (4th newest) | 94.0 | 1.5 | 4.25 | 14.0 | 25.0 | 61.0 |
| #4 (oldest) | 48.7 | 36.8 | 14.6 | 17.0 | 10.0 | 73.0 |
| #5 (3rd newest) | 100.0 | 0.0 | 0.0 | 30.0 | 10.0 | 60.0 |
| #6 (3rd oldest) | 8.3 | 12.4 | 4.3 | 18.0 | 8.0 | 74.0 |
| #7 (2nd oldest) | 58.0 | 22.0 | 20.0 | 6.0 | 19.0 | 75.0 |
| #8 (4th oldest) | 65.5 | 14.5 | 20.0 | 5.0 | 25.0 | 70.0 |
| #9 (2nd newest) | 98.5 | 1.5 | 0.0 | 20.0 | 32.0 | 48.0 |

Source: El Centro City Planning Department



Condition of Housing

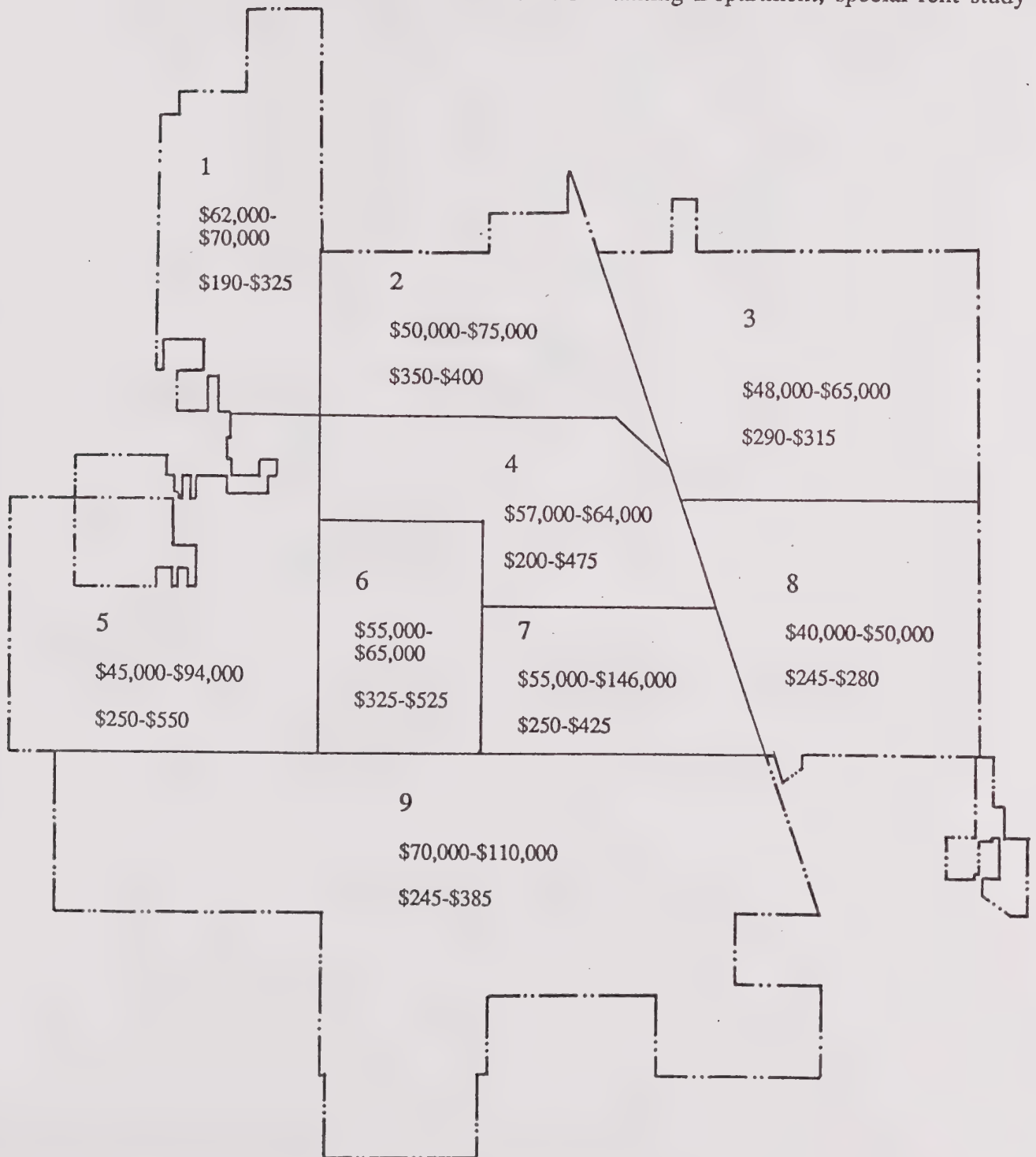
city of **el centro**

NO SCALE



figure 1

Source: *Imperial County Assessor's Office, Appraisal Department and local mortgage companies. Housing costs are based on actual sales in 1984, and
 **El Centro Planning Department, special rent study (1984)

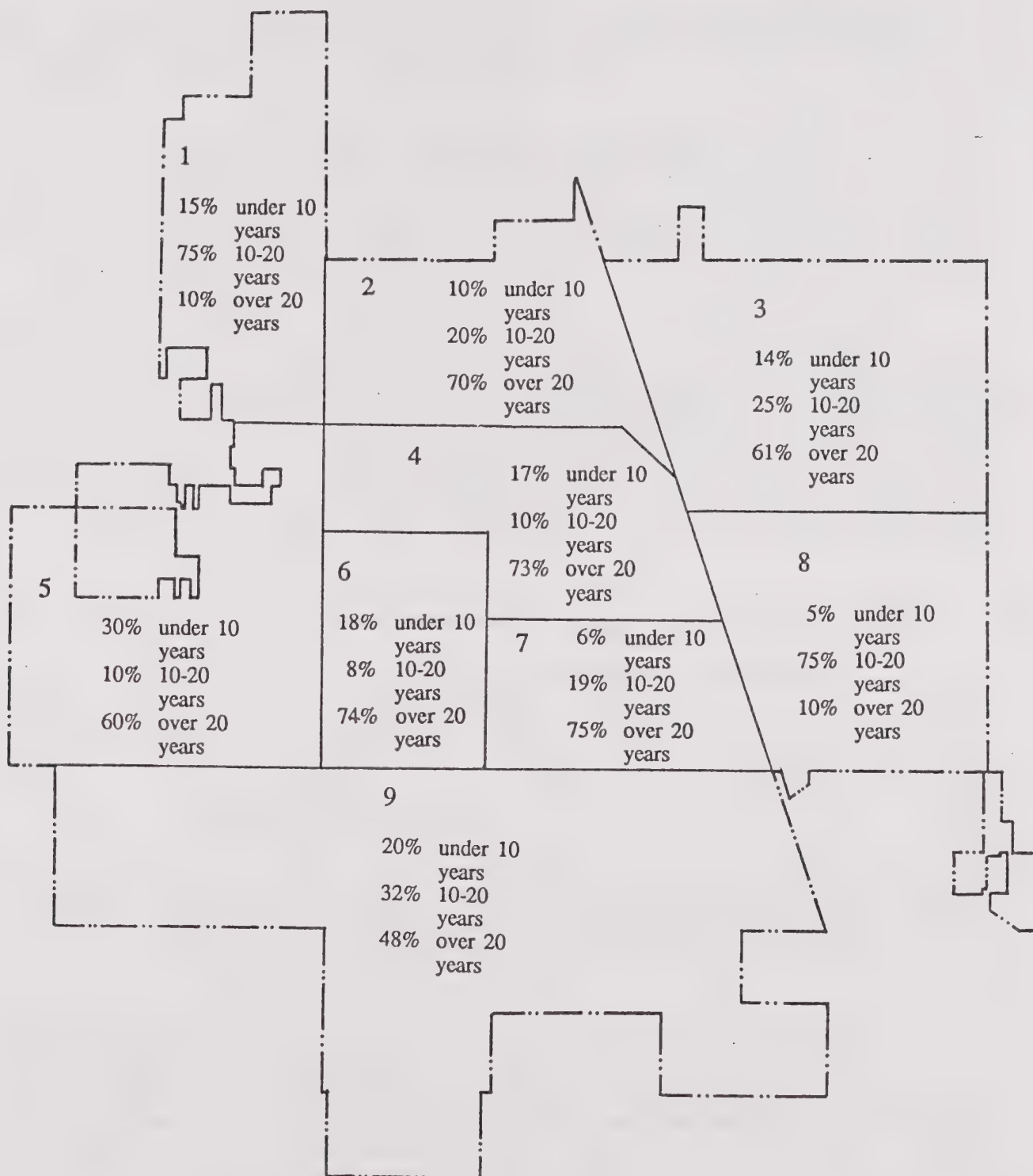


1985 Housing: Market Value Ranges*
 1985 Rent Ranges**

NO SCALE

city of el centro

figure



Age of Housing Stock

NO SCALE



city of el centro

figure 13

HOUSING PRINCIPLES, PROGRAMS AND PLANS

The principles, programs and plans of the Housing Element are intended to accomplish the overall objective of ensuring that there is a variety of housing types and shelter available to meet the needs of all segments of the City's population; and to ensure an adequate quality of housing to protect the health, safety, and general welfare of residents.

The City of El Centro has several existing and proposed housing programs to meet the housing needs of specific target groups and the general population over the next three years. Housing assistance priorities for lower income minority residents, as well as all low income elderly residents, have been classified into four categories: Rehabilitation assistance to homeowners or prospective homeowners; provision of new and existing publicly assisted rental housing; rehabilitation of rental units; and new construction assistance.

City Plans of Action include time frames for achieving Housing Element goals, including annual targets or activities where appropriate. The agency or individual responsible to monitor or take action on each goal is also identified. Four types of City programs are maintained to accomplish Housing Element Goals: Data base management, reporting and public information programs which involve coordination with SCAG and the Imperial Valley Housing Authority, and dissemination of information to City agencies, decision-makers and the public; a housing conservation program which includes housing inspection, code enforcement and housing rehabilitation; a capital improvements program which will provide public housing and publicly assisted housing for special needs groups; and public improvements to provide for needed park and community center facilities to improve the environmental quality of those areas most in need.

AVAILABILITY OF ADEQUATE HOUSING SUPPLY

In order to ensure the availability of an adequate housing supply, the following principles and programs are established:

| | |
|-------------------------|--|
| <u>Principle</u> | Supply El Centro's "fair share" of housing for all income groups. |
| <u>Program</u> | Support SCAG's Regional Housing Needs Assessment (Table 28) which determined El Centro's fair share of the region's housing from 1989 to 1994 to be a total of 1,025 housing units of which 161 housing units will be needed for the very low income households and 216 for low income. |
| <u>Action</u> | The City shall provide an average of 205 dwelling units per year including 33 units per year available for very low income households and 44 units per year available to low income households. The Director of Planning and Housing shall review housing subdivision applications and requests for rezonings to ensure that the City's housing needs are adequately met. Low and very low income housing units shall be provided through the City's density bonus program, coordination with the Imperial Valley Housing Authority, and the conversion of existing market rate units into low income units. |

| | |
|-------------------------|--|
| <u>Principle</u> | Provide a variety of housing types within the City. |
| <u>Program</u> | Encourage the design and construction of a variety of housing types including estates, single-family, clusters, patio and townhouses, and apartments. Where multiply-family housing is appropriate, provide high quality units to serve the housing needs and amenities consistent with population density. |
| <u>Action</u> | <p>The City shall review condominium conversions on a case-by-case basis, because conversions may have a negative impact on the supply of rental housing, and the potential of displacing families from the conversions may present special problems for elderly, handicapped or lower income households.</p> <p>The Planning Department shall review building permit applications and plans for conformance to the City Zoning Ordinance for all two-family (duplex) and multi-family (apartment) housing project.</p> <p>The City Zoning Ordinance permits clustered development in the R-1 and R-2 zones of the City. The use is subject to conditional use permit, in order to evaluate each project individually and preserve the low density residential characteristics of adjacent neighborhoods. Clustered developments are an outright allowable use in the R-3 zone. The Planning and Housing Department will provide project developers with the pertinent development cluster regulations during pre-application meetings to encourage their development. Where appropriate, conditional use permit applications will also be expedited to further encourage cluster developments.</p> <p>All proposals for rezoning to higher densities will be reviewed by the Planning and Housing Department to ensure that adequate sites and services are available to meet the City's housing needs.</p> |
| <u>Principle</u> | To limit the demolition of existing low cost housing. |
| <u>Program</u> | The City shall establish an inventory of all low income housing units in the City. The City shall review demolition applications to insure that an adequate supply of low cost housing units remain available. |
| <u>Action</u> | The Department of Planning and Housing shall develop an inventory of existing low cost housing units in the City. The inventory shall be updated regularly and changes shall be reported to the City Council. The Building Official shall review demolition applications to ensure that existing low cost housing units are not demolished without the replacement of a comparable number of units. |

HOUSING COSTS AND AFFORDABILITY

In order to promote an adequate supply of affordable housing, the following principles and programs are established:

| | |
|-------------------------|---|
| <u>Principle</u> | Facilitate the construction of new housing affordable to low and very low income households. |
|-------------------------|---|

Program Implement provisions of state law which provide 25 percent density bonuses for new housing development if 20 percent of the development is reserved for lower income households, or 10 percent for very low income households.

Action The City shall continue to obtain density bonus units at a rate of ten units per year in order to increase the City's low income housing inventory. To encourage the development of affordable housing through density bonuses, the City shall provide public announcements, at least once a year, in the local newspaper informing developers and the general public of the availability and benefits of residential density bonuses. Brochures will also be made available for distribution to developers seeking information on residential projects. The City processes density bonus applications through a conditional use permit procedure. Conditional use permit processing fees for density bonus projects will be waived and the application expedited to further encourage their use.

Principle Utilize state Community Redevelopment Law as a funding source for low income housing programs.

Program The City Redevelopment Plan includes the expenditure of not less than 20 percent of its tax allocation for the purpose of increasing and improving the community's supply of low and moderate income housing. The Agency is authorized to provide infrastructure improvements, rehabilitate existing dwellings, provide replacement housing, or provide subsidies in the form of grants to eligible households or below market rate low interest loans to developers of new housing for persons of low or very low income, including elderly households.

Action The City Finance Department estimates that the tax increment allocated to the Low and Moderate Income Housing Fund will be as follows:

| | |
|---------|--------------|
| 1990-91 | \$182,812.00 |
| 1991-92 | \$190,378.00 |
| 1992-93 | \$198,297.00 |
| 1993-94 | \$207,087.00 |
| 1994-95 | \$215,266.00 |

The Finance Director shall annually report to the City Council on the status or redevelopment agency fund available for low and moderate income housing programs, and projects which have been funded.

Principle Utilize HUD Section 312 Loan Program for low income households.

Program Section 312 provides 3 percent loans for rehabilitation of residential properties to eligible residents of areas designated in a community block grant application. This program supplements and supports block grant housing rehabilitation efforts.

Action The Director of Planning and Housing shall annually apply to HUD for Section 312 funds; and shall report to the City Council on the use of these funds within targeted CDBG neighborhoods.

Principle Utilized HUD Section 8 rent subsidy assistance.

| | |
|-------------------------|---|
| <u>Program</u> | Section 8 rent subsidies are available to low income households to reduce housing payments to not more than 25 percent of their income. This program is administered through the Imperial Valley Housing Authority. |
| <u>Action</u> | The City Council shall continue its support of IVHA activities, including applications for increased Section 8 allocations within the City. |
| <u>Principle</u> | Provide increased funding for new construction of assisted housing units within the City. |
| <u>Program</u> | Federal HUD funds are available through IVHA for construction of new assisted housing units. |
| <u>Action</u> | The City Council shall continue its support of IVHA activities, including applications for increased allocations for assisted new housing construction within the City. Support shall be in the form of the waiver of conditional use permit fees, where applicable, expediting application and permit processing and letters of support. Financial and other type of assistance shall also be considered by the City Council to facilitate I.V.H.A. activities. |
| <u>Principle</u> | Provide funding for replacement of dilapidated housing occupied by low or very low income households. |
| <u>Program</u> | The City shall continue to rehabilitate occupied dwelling units within targeted Neighborhood Planning Areas 2, 3, 4, 6, 7 and 8. |
| <u>Action</u> | The City is currently administering two C.D.B.G. grants totaling \$1,000,000 for the rehabilitation of 42 of owner occupied dwelling units. The City has recently been notified of another \$500,000 under the 91 C.D.B.G. program for the rehabilitation of an additional 18 units. The Department of Planning and Housing shall continue to seek C.D.B.G. funding and on a yearly basis shall continue rehabilitating about 10 units per year subject to the availability of funds. The Planning Director shall annually report to the City Council on the progress in meeting this goal. |

MAINTENANCE AND REHABILITATION

In order to encourage maintenance and rehabilitation of existing housing stock, the following principles and programs are established:

| | |
|-------------------------|---|
| <u>Principle</u> | Identification of current housing conditions through inspections and surveys is essential to effective maintenance and rehabilitation actions. |
| <u>Program</u> | The City shall continue its program to identify housing rehabilitation needs, focusing on unsafe residential structures which cannot be rehabilitated to meet City building or health codes. This program shall include an annual housing inspection for all hotels, motels, and apartments over three units. |

| | |
|-------------------------|--|
| <u>Action</u> | The City Building Official shall annually request City Council approval to continue its building code compliance program and shall report to the Council on the results of the past year's code compliance activities. |
| <u>Principle</u> | Conservation of existing housing supply through the rehabilitation of single family residences and rental units. |
| <u>Program</u> | The City shall utilize CDBG and Federal Rehabilitation grant funds for the rehabilitation of dilapidated owner occupied single family residences and rental units. Special focus shall be placed on neighborhood planning areas 2, 3, 4, 6, 7, and 8. |
| <u>Action</u> | The City shall provide rehabilitation assistance for ten units per year owner occupied single family residences and ten rental units. |
| <u>Principle</u> | Utilize Community Development Block Grant funds for housing rehabilitation. |
| <u>Program</u> | El Centro is eligible under the Small Cities CDBG program to receive funding for rehabilitation of existing homes, infrastructure improvement, and economic development. The City shall continue rehabilitating about ten owner occupied single family residences per year subject to the availability of funds. |
| <u>Action</u> | The Planning Director shall apply annually for a \$500,000 grant from this program. Priority shall be given to funding within targeted Neighborhood Planning Areas 2, 3, 4, 6, 7, and 8. |
| <u>Principle</u> | Utilize the Federal Rental Rehabilitation Program for rehabilitation of rental housing. |
| <u>Program</u> | The Federal Rental Rehabilitation Program provides funds for low interest loans to investors for rehabilitation of rental property occupied by lower income households. |
| <u>Action</u> | The Planning Director shall apply annually for funding under this program for projects within the City. Planning Department staff shall provide information to investors regarding this program and assist in preparation of applications. An \$80,000 rental rehabilitation grant was received in 1991 and is committed for the rehabilitation of an 11 unit apartment complex. The City shall continue to provide assistance for the rehabilitation of rental housing and rehabilitate about ten dwelling units per year and make them available to lower income households. |
| <u>Principle</u> | Provide information and coordination for citywide "paint up and clean up" programs. |
| <u>Program</u> | The City provides CDBG funds and staff support for city sponsored and private agency programs to assist in improvement of housing conditions, particularly with respect to senior citizen and low income households. Identification of areas of need, logistical support of private efforts, and publicity through newspaper advertising, door to door surveys, and distribution of pamphlets and flyers, are appropriate City functions. |
| <u>Action</u> | The Planning Department allocates \$30,000.00 per year of CDBG funds for the purpose of painting the exterior of lower income owner-occupied dwelling units. This is equivalent to |

approximately 40 dwellings per year. The City shall continue this level of funding and other support to publicize and coordinate home maintenance programs.

SPECIAL HOUSING NEEDS

In order to address the housing needs of all segments of the population, the following principles and programs are established:

| | |
|-------------------------|---|
| <u>Principle</u> | Support equal housing opportunities for all persons within the City. |
| <u>Program</u> | The Planning Department provides public information on its equal housing opportunity policy, including quarterly advertisements in the local newspaper (\$1,000.00 budgeted annually) and distribution of pamphlets and brochures during its bi-annual door-to-door survey of housing conditions (\$1,000.00 budgeted every two years). |
| <u>Action</u> | The Planning Department shall maintain current levels of funding for public information on the City's equal housing opportunity policy. |
| <u>Principle</u> | To support governmentally assisted housing as an appropriate means to meet the needs of the lower income families within the City. |
| <u>Program</u> | The Imperial Valley Housing Authority is the local agency which seeks funds for development of public housing projects within the City, as well as the cities of Brawley, Westmorland, Holtville, Imperial, and Calipatria. It is acknowledged that IVHA has fallen far short of its public housing goals, which have resulted in only 64 public housing units between July 1986 and July 1990. A primary reason for this lack of progress is attributable to the competition among jurisdictions and housing authorities for increasingly scarce state and federal funds. |
| <u>Action</u> | The City shall support ongoing efforts of IVHA to increase the supply of assisted and public housing units for low income families, and designated appropriate sites for such housing. Due to the past lack of progress in meeting low income housing goals, this needs to be a priority for the City. The City Council shall set annual goals; and the Planning Director shall report annually to the City Council on progress in meeting these goals. Continued lack of progress would indicate a need to provide additional funds by the City or its Redevelopment Agency to assist IVHA in providing additional low income housing units within the City. |
| <u>Principle</u> | The City and the Housing Authority shall develop programs for the re-housing of the misplaced families, working in close cooperation with the private housing sector. |
| <u>Program</u> | The City has adopted a "Residential Antidisplacement and Relocation Assistance Plan" under Section 104(d) of the Housing and Community Development Act of 1974. The plan seeks to minimize disruption and displacement of targeted lower income households affected by dwelling unit demolitions or conversions under publicly-financed redevelopment or other programs. |
| <u>Action</u> | Consistent with the overall goals and objectives of the project, the City will take the following actions to minimize the affects of displacement: Staged rehabilitation of dwelling |

units so that residents can be relocated within a project; temporary relocation facilities; establish relocation assistance centers; develop displacement watch systems to review development trends and identify displacement problems and solutions; adopt policies on impacted-tenant rights for residential conversions to apartments or cooperatives; consider tax assessment or land use policies which avoid patterns of development which concentrates displacement impacts on certain neighborhoods.

Principle **To provide density bonuses to encourage privately developed, low and very low priced housing.**

Program Implement provisions of state law which provides 25 percent density bonuses for new housing development if 20 percent of the development is reserved for lower income households, or 10 percent for very low income households.

Action The existing City Zoning Ordinance provides for density bonuses in conformance with state law. These provisions shall be kept in effect and their use shall be encouraged during pre-application meetings with project developers. The City Attorney and Planning Director shall report any changes in state law to the City Council so that the Zoning Ordinance is updated as changes occur.

Principle **To provide incentives to encourage the private development of senior citizen housing and "second units."**

Program Provide a reduction in off-street parking requirements for senior citizen complexes from 1.5 spaces per unit to 1 space per unit and allow tandem parking for second units.

Action The Planning Director shall initiate an amendment to the City's Zoning Ordinance to allow for the described reduction and modification to the off-street parking requirements for senior citizen complexes and second units.

Principle **To support preservation of the existing supply of the low cost, elderly and handicapped housing.**

Program Conversions of apartments to condominiums, demolition of existing low cost housing, conversion of reserved housing units, and closure of mobilehome parks, typically result in reducing the number of dwelling units within the City available to low income households or others with special housing needs.

Action The Planning Department shall monitor condo conversions, housing demolitions, conversions of reserved housing units and closure of mobilehome parks, and recommend specific Actions to the City Council to avoid economic dislocations to affected households. Appropriate City actions would be to assist in locating adequate alternative housing and subsidizing relocation costs. The City shall implement a relocation program for displaced low income families due to termination of use restrictions. The Department of Planning and Housing shall contact families six months prior to displacement and relocate them to a similar type of housing unit.

Principle **To encourage handicapped accessibility in senior housing, affordable housing or governmental-assisted housing programs.**

| | |
|-------------------------|---|
| <u>Program</u> | IVHA policy is that 5 percent of their public housing units be accessible and usable by persons confined to wheelchairs. |
| <u>Action</u> | The City shall continue its support of IVHA activities to provide handicapped accessibility to housing, and distribute information at City offices. The Building Official shall be responsible for reviewing multi-family residential developments for compliance with Title 24 of the State Government Code regarding the provision of handicapped accessible units. |
| <u>Principle</u> | To encourage agricultural producers to utilize programs of the U.S. Department of Agriculture, Farmer's Home Administration (FmHA), to provide adequate farmworker housing. |
| <u>Program</u> | FmHA targets small cities (i.e., less than 20,000 population) for most of its loan programs. Since El Centro does not qualify, HUD Section 8 subsidies may be most appropriate for addressing farmworker housing. Past surveys for housing needs within the City have not resulted in adequate information on farmworker housing needs as differentiated from needs of low income households in general. |
| <u>Action</u> | Future housing surveys and other sources of information need to focus on farmworker housing conditions within the City. The City shall support efforts of IVHA to target farmworkers for housing improvement programs similar to those offered by FmHA. Progress reports by the Planning Director on identifying and addressing farmworking housing conditions shall be provided to the City Council on an annual basis. |
| <u>Principle</u> | To provide increased opportunities within the City for large families needed assisted housing. |
| <u>Program</u> | IVHA's priority for public housing projects is to construct 3 bedroom units. While this is not always possible due to funding limitations, it remains the policy of the Housing Authority to pursue assisted housing for large families as a high priority. Density bonus units shall also consist of an adequate supply of units for large families. |
| <u>Action</u> | The Department of Planning and Housing shall review development plans for density bonus projects to ensure that the designated low income units reflect the proportioned size of the projects as a whole and that an adequate number of units are provided for large families. |
| <u>Principle</u> | Assure that adequate land is available within the City to enable the establishment of emergency shelter or transitional housing programs. |
| <u>Program</u> | Emergency shelter or transitional housing facilities are classified as "group dwellings" in the City Zoning Ordinance. Group dwellings are defined as "apartments, hotels, boarding, rooming or lodging houses consisting mainly of living units without individual kitchens which are rented on a weekly basis or longer. Also includes student dormitories and retirement homes providing congregate, dining facilities." Group dwellings are allowed by conditional use permit in the CG General Commercial, CT Tourist Commercial, and CO Office Commercial Zones. Group dwellings are an outright allowable use in the R-3, multiple family residential zone. Adequately zoned land is available for the establishment of such facilities. |

Action

Retain existing provisions of the Zoning Ordinance which permit group dwelling facilities in the multiple family residential zone and commercial zones. Expedite the review of applications for establishment of these facilities.

| | |
|-------------------------|--|
| <u>Principle</u> | To support privately sponsored emergency shelter programs and governmental assistance for food, shelter, and human services needed by the homeless. |
| <u>Program</u> | The City shall encourage and participate in the Regional Homeless Task Force of Imperial Valley; and shall assess and monitor the extent of homelessness within the City, their needs, and identify appropriate sites for emergency shelter. |
| <u>Action</u> | The City Manager shall distribute meeting information and minutes of the Task Force to the City Councilmembers and Planning Commissioners; and provide status reports on needs of the homeless and City activities to address the problem. |

ENERGY CONSERVATION

In order to promote conservation of energy resources, the following principles and programs are established:

| | |
|-------------------------|--|
| <u>Principle</u> | Accommodate use of the latest technology in building material appropriate in hot climates. |
| <u>Program</u> | The City uses the Uniform Building Code and recommendations of the International Conference of Building Officials (ICBO) to update local housing regulations and energy conservation in housing design. |
| <u>Action</u> | The City Building Official shall continue to coordinate with ICBO on advances in energy conservation technology for housing construction and report to the City Council on ICBO-recommended regulations which are appropriate to El Centro's desert climate. |
| <u>Principle</u> | The City shall pursue funding sources for code compliance and housing rehabilitation programs for energy efficiency, with loans and grants for selected blocks based on needs. |
| <u>Program</u> | Utilize CDBG and Federal Rental Rehabilitation Program funds for energy conservation and weatherization improvements, in particular targeting housing units occupied by low income households. |
| <u>Action</u> | The City Planning Department shall distribute information on the availability of funding from these programs, and conduct inspections to identify need within target neighborhoods. |
| <u>Principle</u> | The City shall apply the concepts for energy conservation design contained in the Conservation Element (Appendix B). |
| <u>Program</u> | Site plans and environmental studies for residential development are reviewed for conformance with energy conservation concepts. |
| <u>Action</u> | The Planning Department shall continue their review of residential project for energy conservation design, and information to the planning commission and city council on project conformance. |

TRACKING AND EVALUATING PROGRESS

EVALUATION OF HOUSING ELEMENT

Keeping up with progress in accomplishing the objectives and principles of the Housing Element of the General Plan requires a method of accounting for change. Section 65588 of the Government Code (Article 10.6) requires each local government to review its Housing Element at least every five years and make revisions to reflect the results of this review. In particular, the review is to focus on:

"The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal."

"The effectiveness of the housing element in attainment of the community's housing goals and objectives."

"The progress of the city, county, or city and county in implementation of the housing element."

This section evaluates the Housing Program adopted by the City in June 1986, and its Objectives, Principles, and Action Plans. The City's progress in implementing the Housing Program and the appropriateness of proposed goals, policies, and programs of this revised Housing Element have also been evaluated and are summarized below.

Availability of Adequate Housing Supply

The City has sought to assure that a variety of housing types is available to meet the needs of present and future residents, and to meet the City's fair share of new housing units in accordance with SCAG's Regional Housing Needs Assessment. The City's fair share, from 1989 to 1994, is 1,025 total housing units. The following reviews the City's accomplishments in meeting the Principles, Programs and Plans of its 1986 Housing Element:

- o From January 1, 1986, to July, 1989, 626 single-family homes and 372 apartment units were constructed in the City.
- o The City revised its Zoning Ordinance in 1983 to reduce the minimum single-family residential lot requirement from 7,200 square feet to 6,000 square feet to allow a higher residential density in the R-1 zone. In 1989, the density in the R-3 zone was increased from 20 units per net acre to 25 units, with provisions requiring adequate private and common open space. The R-2 zone allows a maximum of 12 units per net acre.
- o SCAG's housing needs assessment designates an average of 205 units per year to satisfy its fair share of housing allocations. Since 1986, the City has averaged 221 units per year.

- o Thirty-six housing units were constructed within the City by the Imperial Valley Housing Authority between July, 1986, and February, 1990; and an additional 28 units constructed earlier were added effective July 1, 1990. These 64 units are reserved for occupancy by very low and low income families and senior citizens.

Housing Costs and Affordability

In addition to the total housing units established by the SCAG RHNA, the City was allocated 377 housing units as its share for the low and very low income households. The City has also recognized the necessity to preserve existing affordable housing stock and to replace dwelling units which were determined to be dilapidated and required demolition. The following reviews the City's accomplishments in meeting the Principles, Programs and Plans of its 1986 Housing Element:

- o The Imperial Valley Housing Authority is providing rental assistance to 413 very low and low income households in the City.
- o Seventy-two dwelling units have been constructed which are committed for low or moderate income families through the City's density bonus program. An additional 72 units have been committed in projects not yet built, including the senior citizen project described in the following paragraph. Also unbuilt at this time is a 46-unit project which commits 6 units for low or very low income households.
- o A 106-unit senior citizens apartment complex is currently under construction. It is anticipated that the project will be completed in the summer of 1990. Sixty-six of these units are committed for low and moderate income seniors.
- o The City is in the process of amending its Zoning Ordinance to encourage construction of housing units available to low and very low income families through granting of density bonuses.
- o The City obtained, through the Federal Housing Development Action Grant, a commitment of 28 housing units for low or moderate income households out of a 139-unit apartment complex.

Maintenance and Rehabilitation

Upgrading the physical condition of existing housing units and neighborhoods is the focus of Action Plan 1 of the existing Housing Element. The following reviews the City's accomplishments in meeting the Principles, Programs and Plans of its 1986 Housing Element:

- o The City has hired a Code Enforcement Officer to monitor and enforce the housing code program.
- o The 1986 Housing Element identified 1,144 housing units needing rehabilitation. From January, 1986, to June, 1990, a total of 118 dwelling units will have been rehabilitated under the auspices of the City's Community Economic Development Department and Planning Department. These units are broken down as follows: 44 single-family homes through the Community Development Block Grant; 69 units under the Federal Rental Rehabilitation Program; and five units under the City's Replacement Housing Program. A target of 22 additional units for rehabilitation has been established for the approved 1989 CDBG grant; and the City has prepared a 1990 CDBG grant application for \$500,000.

- o From June, 1986, to August, 1989, a total of 145 dwelling units have received assistance under the City's Summer Paint Program. Recipients were low income households whose homes were in need of exterior paint.

Special Housing Needs

The special housing needs of the elderly, handicapped, and farm employees are recognized by the existing Housing Element. The revised Element includes additional information on the homeless, female heads of households, and large families. The following reviews the City's accomplishments in meeting the Principles, Programs and Plans of its 1986 Housing Element:

- o An average of 9 units per year have been built in the City since 1986 for very low and low income households. SCAG's Regional Housing Needs Assessment requires an average of 75 of these units per year to satisfy the City's fair share of the region's very low and low income housing need.
- o The Imperial Valley Housing Authority projects that an additional 86 dwelling units will be constructed in the City within the next two years as follows: 28 detached single family homes; a 36-unit apartment complex for low income farmworkers; and 20 duplex units. The 36-unit farmworker project broke ground in June 1990, and has been provided a grant of \$35,000 from the City of El Centro.
- o A 106-unit senior citizens apartment project is currently under construction in the City to provide housing for the elderly, including 66 units committed for low and moderate income senior households.
- o The Imperial Valley Housing Authority is currently providing rental assistance to 413 very low and lower income households within the City.
- o The City has obtained a commitment of 100 dwelling units in the City for low/moderate income households through its density bonus program. The City is currently amending its Density Bonus Ordinance to target low and very low income households in accordance with State law.
- o Since 1986, the City has secured \$1,100,000.00 in SDBG funds to improve the housing conditions of eligible owner occupied dwelling units in need of rehabilitation. The City has also applied for an additional \$500,000.00 in SDBG funds for this program.

- o Since 1986, the City has secured \$175,000.00 in rental rehabilitation from the U.S. Department of Housing and Urban Development (HUD) for rental units committed for low or very low income tenants.

Energy Conservation

The Conservation Element of the City's General Plan encourages construction, landscaping, and site design practices which are appropriate to the City's climatic conditions. The following reviews the City's accomplishments in meeting the Principles, Programs and Plans of its 1986 Housing Element:

- o Capesinos Unidos Inc. (CUI), a non-profit organization, is currently providing weatherization services to eligible participants in the City through the Low Income Home Energy Assistance Program. The program provides services including: (1) minor housing envelope repairs; (2) ceiling insulation; (3) low-flow showerheads; (4) weatherstripping; (5) water heater blankets and pipe wrap; (6) duct wrap; (7) caulking; (8) and switch and outlet gaskets. During 1988 and 1989, CUI has provided weatherization services to 122 dwelling units in the City.
- o Southern California Gas Company provides technical assistance and makes recommendations to homeowners for appropriate energy conservation designs.
- o A comprehensive update of the City Zoning Ordinance adopted in 1989 included changes to clarify and upgrade landscape requirements for new residential, as well as commercial and industrial, development. This should aid in providing shade and reducing reflected heat.

Appropriateness of Goals, Objectives, and Policies

Evaluation of the appropriateness of the Housing Element's Goals, Objectives, and Policies is a continuing process involving monitoring and re-assessment. For the City of El Centro, it has involved close coordination with the Imperial Valley Housing Authority and with SCAG, to meet Fair share goals. The City also evaluates its own activities in the adopting or amending ordinances, policies, or fee requirements which could have a deleterious affect on accomplishment of Housing Element goals.

In conducting this evaluation in the preparation of this Housing Element update, the City finds that the Goals, Objectives, and Policies of its 1986 Element remain an appropriate statement of City policy. The City will continue to monitor its accomplishments of this Element's Principles, Programs and Plans in accordance with the following system for Tracking Further Progress.

TRACKING FURTHER PROGRESS

It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule (for example, once a year). People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of city decision makers.

Some of the instruments which could be created to track the progress of the City in meeting General Plan objectives are the following:

- o An annual progress report of all general plan programs which are proposed herein to provide an analysis of progress made in accomplishing objectives, principles, and programs.
- o An annual survey of all public agency and private efforts in the El Centro area in providing housing services.
- o Obtain and distribute to the City Council, Planning Commission, and City departments, up-to-date information on population demographics, focusing on special need groups.
- o Monitor state and federal activities for affordable housing and the availability of funding assistance for local programs.
- o Coordination of the efforts by the County and other cities through the Imperial Valley Housing Authority.
- o Use the Capital Improvement Planning process to evaluate the need for housing or neighborhood improvement program funding.

IMPLEMENTATION

Since the role of government in the area of housing is limited, it is important to grasp in detail those powers that are available to various levels of government.

SOURCES OF FUNDS

Community Development Block Grants

Being a relatively old City with over half of its housing stock over twenty-years old, El Centro faces a serious need for rehabilitation. From a housing survey done in April 1984, approximately 10 percent of the single-family homes were deteriorating and seven percent were dilapidated; and, approximately five percent of the multiple-family units were deteriorating and three percent were dilapidated. Neighborhood Planning areas 4 and 7 were designated by the City as "impact" areas for the 1985 housing program. These planning areas will received priority attention in terms of rehabilitation. In addition, housing improvement programs have been available City-wide.

El Centro was awarded \$355,500 in State C.D.B.G. funds for 1985 to 1986 to improve El Centro's housing conditions as shown on Table 33. These funds and other sources were used in 1985, 1987, 1988, and 1989 to survey target residential areas in Census Tracts 114, 115, and 116 (within Neighborhood Planning Areas 2, 3, 4, 6, 7, 8) where existing housing conditions were most in need of rehabilitation. In 1985, 761 owner-occupied residences and 231 rental dwellings required minor (\$5,000) to major (\$20,000) rehabilitation, and 64 (owner) and 62 (rental) units needed replacement. More thorough surveys in 1987 and 1988, identified 1,277 owner-occupied units and 982 rental units requiring rehabilitation, and 51 (owner) and 63 (rental) units needed to be replaced.

Rental Rehabilitation

The City of El Centro was awarded a total of \$333,902 in H.U.D Rental Rehabilitation funds during the period of fiscal years 1984/85 through 1987/88 as follows: \$100,000 and a bonus grant of \$58,902; \$75,000 in 1986/87; and \$100,000 in 1987/88.

Section 312

The City of El Centro was awarded \$82,100 from the federal government for rental rehabilitation for 1985 to 1989. This program supplements and supports block grant housing rehabilitation efforts.

TABLE 33
HOUSING CONDITIONS
1988

| <u>Data Item</u> | <u>Data supplied by the Department</u> | <u>Source used to obtain data item, if not supplied by Department</u> |
|--|--|---|
| 1. Housing Units | | |
| a. Total housing units | 9,516 | |
| b. % of total housing units vacant | 2.5% Owner-occupied 8.75 Rental Units | |
| c. % of housing units dilapidated and not suitable for rehab | 7% Owner-occupied 3.0% Rental Unit | February-April 1987 and February-March 1988 Door-to-Door Survey |
| d. % of housing units suitable for rehab | 12.88% | |
| 2. Households | | |
| a. Total households | 7,745 | |
| b. % of owner households | 57.89% | |
| c. % of total households overcrowded | 14.07% | |
| d. % of total households with household head 65 or older | 16.17% | February-April 1987 and February-March 1988 Door-to-Door Survey |
| 3. Targeted Income Group Households | | |
| a. # of renter households in targeted income group | 2,086 | |
| b. % of targeted income group renter households paying more than 25% of income for rent | 66.25% | |
| c. # of owner households in targeted income group | 914 | |
| d. % of targeted income group owner households paying more than 25% of income for housing | 40.37% | |

TABLE 34

CITY OF EL CENTRO
 CUMULATIVE DOOR-TO-DOOR REHAB NEEDS SURVEY
 CENSUS TRACT 114 AND PORTIONS OF 115 AND 116
 FEBRUARY-MARCH-APRIL, 1987
 MARCH-APRIL, 1988
 OWNER OCCUPIED

| <u>Type of Work</u> | <u>No. Units</u> | <u>Estimated Cost/Unit</u> | <u>Total Cost</u> |
|-------------------------------------|----------------------|--------------------------------|-----------------------|
| Exterior Minor | 185 | \$ 5,000 | \$ 925,000 |
| Interior Minor | 189 | \$ 5,000 | \$ 945,000 |
| Interior Moderate | 128 | \$10,000 | \$ 1,280,000 |
| Interior Major | 77 | \$15,000 | \$ 1,155,000 |
| Exterior Minor/Interior Minor | 260 | \$ 8,000 | \$ 2,080,000 |
| Exterior Minor/Interior Moderate | 9 | \$12,000 | \$ 108,000 |
| Exterior Moderate/Interior Minor | 3 | \$12,000 | \$ 36,000 |
| Exterior Moderate/Interior Moderate | 271 | \$15,000 | \$ 4,065,000 |
| Exterior Moderate/Interior Major | 4 | \$15,000 | \$ 60,000 |
| Exterior Major/Interior Moderate | 3 | \$15,000 | \$ 45,000 |
| Exterior Major/Interior Major | <u>148</u> | \$20,000 | <u>\$ 2,960,000</u> |
| TOTALS | 1,277 | | \$13,659,000 |
| REPLACEMENT | 51 | \$35,000 | \$ 1,785,000 |

TABLE 35

CITY OF EL CENTRO
 CUMULATIVE DOOR-TO-DOOR REHABILITATION NEEDS SURVEY
 CENSUS TRACT 114 AND PORTIONS OF 115 AND 116
 FEBRUARY-MARCH-APRIL, 1987
 MARCH-APRIL, 1988
 RENTER OCCUPIED

| <u>Type of Work</u> | <u>No. Units</u> | <u>Estimated Cost/Unit*</u> | <u>Total Cost</u> |
|-------------------------------------|----------------------|---------------------------------|-----------------------|
| Exterior Minor | 128 | \$ 4,000 | \$ 512,000 |
| Interior Minor | 129 | \$ 4,000 | \$ 516,000 |
| Exterior Minor/Interior Minor | 223 | \$ 6,400 | \$ 1,427,000 |
| Exterior Minor/Interior Moderate | 6 | \$ 9,600 | \$ 57,600 |
| Exterior Moderate/Interior Moderate | 295 | \$12,000 | \$ 3,540,000 |
| Exterior Moderate/Interior Major | 1 | \$12,000 | \$ 12,000 |
| Exterior Major/Interior Major | <u>200</u> | \$16,000 | <u>\$ 3,200,000</u> |
| TOTALS | 982 | | \$ 9,264,000 |
| REPLACEMENT | 63 | \$28,000 | \$ 1,764,000 |

* Due to rental units being approximately 20% smaller in size compared to standard housing, rehab estimated costs are 20% less.

State Block Grants

The City of El Centro has received several State block grants, formerly federal block grants awarded by HUD, during various years for housing rehabilitation. These grants are only awarded to small cities under 50,000 in population. In 1985, the City of El Centro was awarded \$400,000 for housing rehabilitation and code enforcement.

SB966

In March 1986, the City was approved to participate in the State SB966 Deferred "Open Window" funding process. Through March 1990, the City had received funding for five project applications which totaled \$86,396.

HOMELESS SHELTER FUNDING SOURCES

Federal Funding Sources

The Emergency Food and Shelter Program administered by the U.S. Federal Emergency Management Agency through local boards (contact Alex Gay, c/o United Way, P.O. Box 1924, El Centro 92243, 352-4535); Federal Emergency Shelter Grant (FESG), administered by HUD or HCD; Community Services Block Grant funds; Community Development Block Grant funds for acquisition or rehabilitation (HUD or HCD).

State Funding Sources

State Emergency Shelter Program (contact for the Southern California region is Herman Schaefer at (916) 327-3755); State Department of Mental Health; Office of Criminal Justice Planning provides grants, using state and federal monies, for shelters for victims of domestic violence.

Local Funding Sources

Aid to Families with Dependent Children (AFDC): Emergency Assistance Program, administered by the Imperial County Welfare Department (contact Jim Seemes 353-1400), and United Way of Imperial County (352-4535). Other local nonprofit groups which contribute funds for homeless shelters include the Lions Club, Kiwanis Club, and Optimists Club.

LOCAL HOUSING PROGRAMS

The City

The City has within its police powers the right to adopt and enforce building code regulations and to condemn and physically remove structures that are unsound and dangerous. They also have the power and obligation to plan comprehensively, and to regulate the subdivision and zoning of land. In addition, the City, through its General Plan or legislative function, may enact an inclusionary ordinance requiring that a reasonable percentage of new homes be sold at prices affordable to low and moderate income families. (Successful programs, combining inclusionary ordinances and density bonuses, have been applied in Palo Alto, Orange County and elsewhere). The City, through capital expenditure and continuing maintenance, has the opportunity to set an example for the private sector of the community in terms of high standards of community design and environmental quality.

The City can initiate and participate in urban renewal projects which deal with rundown or dilapidated areas. It can plan to provide housing for families in lower socio-economic and income brackets. It can also support rehabilitation and "fix up, paint-up, clean up" projects.

The City, through its general plan or its legislation function, may enact an inclusionary ordinance requiring that a reasonable percentage of new homes be sold at prices affordable to low and moderate income families. This can be done by combining inclusionary ordinances and density bonuses.

Section 65915 of the State Government Code requires a city, county, or city and county to provide developer incentives for the production of lower income housing units. A density bonus of at least 25 percent of the total units of a housing development, and other incentives, shall be provided by local ordinance to developers who agree to reserve at least 20 percent of the total units for lower income households, 10 percent of the total units for very low income households, or 50 percent for qualifying elderly households. By definition, a density bonus is a "density increase of at least 25 percent of the otherwise allowable residential density under the applicable zoning ordinance" (Section 65915).

El Centro has used density bonuses since 1985 of which eleven projects have been built for a total of 72 units committed for low/moderate income households. An additional density bonus was granted by variance which commits 66 units for low/moderate income seniors within a 106-unit seniors apartment complex currently under construction. Also committed, but not yet under construction, are 6 units for low and very low income households in a 46-unit family housing project. The City also encourages Planned Unit Developments (P.U.D.) which provide greater flexibility in the application of development standards for residential projects in order to encourage innovative site planning. This allows the developer or builder to provide a wide range of housing types and development patterns in residential areas. Residential density bonus projects within the City and their period of commitment are shown on Table 36.

TABLE 36
CITY OF EL CENTRO
DENSITY BONUS PROJECTS - EL CENTRO

Existing Commitments

1. Address: 454 Olive Avenue
Bonus Units: 4
Reserved For: Low/Moderate Income
Commitment Expires: 06/05/93
2. Address: 444 Olive Avenue
Bonus Units: 4
Reserved For: Low/Moderate Income
Commitment Expires: 06/01/93
3. Address: 237 W. Ross Avenue
Bonus Units: 28
Reserved For: Low/Moderate Income
Commitment Expires: 08/11/2007
4. Address: 571 El Centro Avenue
Bonus Units: 2
Reserved For: Low/Moderate Income
Commitment Expires: 06/28/92
5. Address: 770 Brighton Avenue
Bonus Units: 3
Reserved For: Low/Moderate Income
Commitment Expires: 07/19/93
6. Address: 1050 Woodward Avenue
Bonus Units: 1
Reserved For: Low/Moderate Income
Commitment Expires: 08/30/93
7. Address: 1455 Woodward Avenue
Bonus Units: 2
Reserved For: Low/Moderate Income
Commitment Expires: 02/22/94

TABLE 36 (continued)
CITY OF EL CENTRO
DENSITY BONUS PROJECTS - EL CENTRO

Existing Commitments

- | | | |
|-----|---------------------|-----------------------|
| 8. | Address: | 1454 Euclid Avenue |
| | Bonus Units: | 2 |
| | Reserved For: | Low/Moderate Income |
| | Commitment Expires: | 12/19/93 |
| | | |
| 9. | Address: | 1858 Orange Avenue |
| | Bonus Units: | 12 |
| | Reserved For: | Low/Moderate Income |
| | Commitment Expires: | 10/30/93 |
| | | |
| 10. | Address: | 590 El Centro Avenue |
| | Bonus Units: | 2 |
| | Reserved For: | Low/Moderate Income |
| | Commitment Expires: | 6/28/92 |
| | | |
| 11. | Address: | Ross Park Subdivision |
| | Bonus Units: | 12 |
| | Reserved For: | Low/Moderate Income |
| | Commitment Expires: | Indefinite |

Unbuilt Commitments

- | | | |
|----|---------------------|--|
| 1. | Address: | 1531 Ross Avenue |
| | Bonus Units: | 66 |
| | Reserved For: | Low/Moderate Income (Senior Citizen Complex) |
| | Commitment Expires: | Indefinite |
| | | |
| 2. | Address: | 1620 Euclid Avenue |
| | Bonus Units: | 6 |
| | Reserved For: | Lower Income |
| | Commitment Expires: | Not Available |

TABLE 36 (continued)

**CITY OF EL CENTRO
DENSITY BONUS PROJECTS - EL CENTRO**

Expired Commitments

1. Address: 821 North 8th Street
 Bonus Units: 3
 Reserved For: Low/Moderate Income
 Commitment Expired: 12/89

2. Address: 871-875 El Centro Avenue
 Bonus Units: 3
 Reserved For: Low/Moderate Income
 Commitment Expired: 12/89

Source: City of El Centro

Adoption of Plans and Policies

The initial step, and possibly the one having the most impact in implementation, is the official adoption of the Housing Element by the Planning Commission and City Council. By this action, the bodies will declare this plan to be their policy for the future and thus provide guidelines to the operating departments of City government as well as to the private sector of the community. Therefore, the adoption of the Housing Element by the Commission and Council is the most effective initial action in putting this program and the others based on it into operation.

Zoning

Zoning is one of the more important tools available for implementing a city-wide housing plan. In many cases, plan implementation will require some changes of zoning. This can be initiated by the City Council, the Planning Commission, or by the owner or lessee of property in the area proposed for change. These changes should be part of the total planning for areas as they are required and where they are consistent with the land use, circulation, public facilities and utilities elements of the General Plan. Planned unit development techniques should be encouraged.

Capital Improvement Programming

The City carries out numerous Capital Improvement Programs each year. Capital Improvement Programming affords an opportunity to evaluate the comparative importance and advantages of various projects and to schedule them over an extended period of time. Considerable planning is also necessary to insure coordination among the various projects.

The location and nature of public improvements such as streets, parks and public buildings are a major factor in environmental quality. Expenditures for these public improvements should be allocated in accordance with a planned program which balances needs and priorities against available resources and in accordance with the provisions of the General Plan.

Capital improvement planning should not be limited to only those things which require funds from the City budget since significant projects carried out by other public agencies can have a great effect on timing, financing and location of City projects. The Planning Department and Commission would review and recommend improvements in the site plans for these projects to insure that they are in reasonable conformity with the goals and objectives of the General Plan.

Management of Public Property

The evaluation and coordination by the Planning Commission of the location, character and timing of public facilities construction can be helpful in achieving maximum environmental quality. The maintenance of the quality of a residential area can be greatly affected by the timely provision of public facility and utility developments.

The municipal government is thus in a position to influence the physical development of an area through its provision and management of public property and services. The uses to which public lands are devoted and the nature and quality of the improvements thereon can serve either to stimulate or to depress the interest and efforts of homeowners to care for their private property. For example, a high quality of maintenance and the improvement of public buildings and other public property in low-income areas encourages local residents to upgrade their homesites and the neighborhood.

The Imperial Valley Housing Authority

This agency is involved with implementation of the public housing programs for the City of El Centro, as well as the cities of Brawley, Westmorland, Holtville, Imperial, and Calipatria. IVHA is located in Brawley and is in charge of all the day to day operations and maintenance of public housing projects and programs for its member cities.

The County

The major role of County government is that of coordination between cities and between various jurisdictions and State and Federal governments. As stated earlier, not every city can be expected to have and maintain a complete inventory of housing types and prices. The County has been relied upon for housing statistics as well as in dealing with the region's social problems, such as distribution of welfare services, public health services, etc. This must be coordinated with the housing needs of families in the lower economic brackets.

Private Shelters

Nonprofit organizations operating within the City of El Centro to provide emergency shelter and services include the following: Salvation Army, 377 5th Street, 353-9110, provides 44 beds for anyone temporarily without shelter; House of Hope, 670 Main Street (administrative offices), 353-6822, provides emergency shelter for up to 18 battered women and children, including lunch bags, motel vouchers, counseling services and food programs for needy families; Womanhaven, 760 Main Street (administrative offices), 353-6922, provides emergency shelter for up to 15 battered women and their children, legal advocacy, food and clothing, and informational services.

STATE HOUSING PROGRAMS

Enabling legislation for programs including public housing and urban redevelopment are at present the major contribution of State Government. State agencies also address human resource development since jobs are important to total community well being.

State Development Block Grants

The Department of Housing and Urban Development (H.U.D.) allocates state block grants (formerly federal block grants) for housing rehabilitation programs. These grants are only awarded to small cities under 50,000 in population. There are also State deferred payment loan programs for housing rehabilitation.

FEDERAL HOUSING PROGRAMS

The Federal Government has, since 1949, played an active role in the financing of public housing and urban renewal programs. The number and scope of these programs should be reviewed by the City.

There are several specific Federal programs available to aid the City of El Centro in its efforts to improve the quality of its housing inventory, particularly as this relates to the critical problem of low and moderate income housing facilities. Among these available "tools" are the following:

The Housing and Community Development Act of 1977

The purpose of this Act is to alleviate physical and economic distress through the stimulation of private investment and community revitalization in areas with population outmigration, or a stagnating or declining tax base. The money must be spent on programs that would give maximum benefits to low or moderate income families or aid in the prevention or elimination of blight.

The Act extends the Community Development Block Grant Program (created by the Housing and Community Development Act of 1974) and authorized up to \$3.5 billion in fiscal 1978, \$3.65 billion in fiscal 1979, \$3.8 billion in fiscal 1980, and \$996 million in fiscal 1985. Up to \$400 million was authorized during 1978 to 1980 for urban development action grant assisting severely distressed cities and urban counties through neighborhood reclamation, and 25 percent of the funds available for action grants was designated for cities under 50,000 population which were not central cities of a standard metropolitan statistical area.

The Community Development Block Grant Program has replaced a consolidation of the previously existing narrow categorical grant programs for aid to urban areas (e.g. open space, water and sewer, beautification and model cities program). \$100 million has been appropriated for each of the three years (1978, 1979, and 1980) for phasing out programs that began under the old categorical grant programs. Federal funding for the program has decreased considerably, from \$3.5 billion in fiscal 1978 to \$996 million in fiscal 1985. The 1986 Community Development Block Grants that have been already allocated have been cut by 4 percent.

Application Requirements:

Communities are required to include in their application for block grants a summary of housing as well as community development needs, and a program to improve conditions for low and moderate income persons to remain in or return to the community. The HUD Secretary is allowed to waive some application requirements for qualified small communities where the application does not involve a comprehensive community development program. Citizen participation is required in the formulation of the block grant proposals.

Section 8

This legislation provides for government subsidies of the rent of low-income persons. Eligibility is limited to families with incomes of up to 80 percent of the median of a particular area. The law also requires that at least 30 percent of the families have an income not exceeding 50 percent of an area's median family income.

Participating families were required to contribute not less than 15 percent nor more than 25 percent of their total income to rent, which was not to exceed by more than 10 percent the fair market rent as established by H.U.D. The government makes up the difference between the family's required rental share and the actual rental price.

H.U.D. enters into a 40-year contract with public housing agencies or a 30-year contract with private developers who provide newly constructed, rehabilitated, or adequate existing housing. Public housing agencies are required to establish 1) tenant selection, 2) procedures for prompt payments of rents and evictions for non-payment, 3) effective tenant-management relations to assure safety and adequate project maintenance, and 4) viable homeownership opportunities.

Section 235

Section 235 provides mortgage insurance to purchasers of single-family residences with incomes less than 95 percent of the area medium income. In addition, this program provides for mortgage interest subsidies capable of reducing the interest rate paid by the purchaser to as low as 4 percent.

Section 312

Section 312 provides 3 percent loans for rehabilitation of residential and business properties to residents of areas designated in a community block grant application. This program supplements and supports block grant housing rehabilitation efforts.

Title I Amendment

Title I Amendment authorizes the H.U.D. secretary to make a lump sum payment of a community's grant allotment to allow the community to establish a revolving loan fund at a private financial institution to finance institutional activities.

Neighborhood Housing Services Programs

Organizing citizens, city government, and private lenders in a team effort for neighborhood preservation, the Neighborhood Housing Services program offers a revolving loan fund for home improvements in sound but deteriorating neighborhoods. The Urban Reinvestment Task Force, a partnership between the Federal Home Loan Bank Board and the Department of Housing and Urban Development provides technical assistance to local governments interested in establishing an N.H.S. but, once the program is operational, the Task Force involvement ceases except when additional aid is requested.

Systematic code enforcement programs are used in most N.H.S. programs. Capital improvements of code enforcement are funded by the City. N.H.S. operating costs are funded entirely through local sources and local contributions supply much of the high risk fund. A local commitment of \$25,000 is required from financial institutions to fund the development process.

Neighborhood residents become involved in the program because they are interested in their neighborhood; they control the program.

Financial institutions participate to protect existing investments in the neighborhood, to lessen redlining allegations and to increase deposits. Because their perceived risk in the neighborhood is lessened, this results in stronger commitments toward the area. Local government participates because the program provides the opportunity to leverage public investment in older neighborhoods by stimulating private lending in these areas.

Control is vested in a board of directors of a private, non-profit corporation that consists primarily of citizens and financial institutions. Governmental representation is usually limited to one member from the local city government. Each N.H.S. office is staffed by three persons: a director, an associate director and a person who serves as a clerical-administrative assistant. Each program develops its own priorities and policies. Although the Task Force may provide technical assistance in helping to establish operating procedures, important decisions that affect the loan fund are made by the N.H.S. board.

Operating Phase:

Program start-up requires approximately one year of organizational activity after incorporation until the N.H.S. makes the first loan. During this time, administrative procedures are established, including processing of loan applications; work write-ups; closing of loans; and filing of liens. Educational efforts are undertaken on behalf of the program on a communitywide basis. Accounting and billing systems must be implemented. Contractors must be investigated in order to create an approved contractors list. Extensive efforts must be made to disseminate information on both the N.H.S. and code enforcement programs. Finally, operating and high risk funds must be raised. In many of the sites, City commitments must be finalized, including the specifics of the code enforcement program.

An operational N.H.S. consists of a board of directors and a small staff. The board, responsible for overall program direction, usually has a number of active committees: personnel; fundraising; high-risk loan review.

At the core of each N.H.S. is its concern with housing reinvestment in the neighborhood. The N.H.S. uses the code enforcement process to force investment decisions, helps homeowners obtain bank financing and makes loans available from its high-risk loan fund to nonbankable residents.

The time horizon for an N.H.S. program to demonstrate results is at least four to five years. Neighborhood change is a slow process and occurs gradually. Likewise, attitudes normally take time to change. Representatives of financial institutions contacted said that, in neighborhoods experiencing significant disinvestment, it would take several years of demonstrated progress until their perceptions of lending risks in that area altered.

Farmer's Home Administration (FmHA)

The Farmer's Home Administration (FmHA) of the Department of Agriculture is a major lender for farmers and other rural and small town residents. The FmHA has a variety of loan programs including: FmHA 502 Homeownership and Rehabilitation Loans to purchase, build, repair, or relocate a home for lower-income families; FmHA 504 Rehabilitation Loans to very low income households living in hazardous conditions; FmHA 515 Rural Rental Housing Loans for construction or substantial rehabilitation of rental and cooperative housing for lower income families and the elderly; FmHA 514/516 Farm Labor Housing Grants and Loans to finance construction, rehabilitation, or acquisition of rental housing for farmworkers.

PRIVATE HOUSING PROGRAMS

The following private housing programs are included in this section because interviews with the respective institutions indicated that these housing programs could be very successfully implemented in El Centro.

Bank of America Property Improvement Program for Community Development

This program is designed to establish a local operating agency to work in conjunction with Bank of America to provide subsidized interest property improvement loans. Backed by F.H.A. Title 1 insurance, the federal government and lender cover the risk of a loan, therefore the local government does not incur any contingent liability. The federal government insures the lender for 90 percent of the actual loss and the lender assumes the balance.

Operationally, the local government may designate a target area of the community and establish criteria for eligibility and levels of subsidy; it may also determines the nature and extent, if any, of supporting public improvements and ancillary support services, such as technical counseling. Bank of America's staff assumes the responsibility for the credit investigation, document verification and preparation, processing of loan payments and furnishes the local government with monthly reports.

PRESERVATION OF ASSISTED HOUSING

Introduction

Government Code Section 65583 requires each city and county to adopt analysis and programs for preserving assisted housing developments in their housing elements by July 1, 1992. The analysis is to cover a ten year period.

The following components are required in the housing element:

- Inventory of units at risk of losing use restrictions
- Cost analysis of preserving at-risk units versus replacing them
- Nonprofit entities capable of acquiring and managing at-risk projects
- Potential preservation financing sources
- Number of at-risk projects/units to be preserved
- Efforts to preserve units at risk of losing use restrictions

Assisted housing developments include all multifamily rental units which are assisted under any of the programs listed below and are:

- Eligible to change to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions; and
- Eligible within the ten year period following the statutory adoption "due-date" of the housing element amendment.

Affected Programs

1. HUD Programs:

Section 8 Lower-Income Rental Assistance project-based programs:

New Construction

Substantial or Moderate Rehabilitation

Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221(d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Rate Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

Community Development Block Grant Program

2. FmHA Section 515 Rural Rental Housing Loans

3. State and local multifamily revenue bond programs

4. Redevelopment programs

5. Local in-lieu fee programs or inclusionary programs

6. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

INVENTORY OF UNITS AT RISK OF LOSING USE RESTRICTION

Government Code Section 65583(a)(8) requires cities to prepare an inventory including all assisted multi-family rental units which are eligible to change to non-low-income housing uses due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions within a ten year evaluation period following the statutory adoption of due date of the housing element amendment. The City of El Centro's last statutory housing element update was July 1, 1989. Accordingly, table 36 provides an inventory of multi-family residential units eligible to change to non-low-income housing status prior to June 30, 1999. In order to facilitate the analysis for the required five year housing element updates, the inventory is divided into two five year planning periods: The first period began July 1, 1989 and ends June 30, 1994. The second period begins July 1, 1994 and ends June 30, 1999. A total of 12 housing projects were identified consisting of 118 dwelling units. The following represents a brief description of each project.

Valley Apartments No. 1

This project consists of 30, one bedroom senior citizens dwelling units. A HUD 231 Elderly Housing market rate mortgage was used to finance the construction of the project. The project requires that at least one of the tenants of the unit be 62 years of age or older. The loan is a 40 year term which will mature in the year 2019. The units have Section 8 rental contracts tied to them and cannot be used by tenants if they move elsewhere. The Section 8 contract provides the project owner with the difference between a tenant's rent contribution (which is limited to 30 percent of income) and the higher rent set by HUD. The existing Section 8 contract is due to expire on February 8, 1994. Although the Section 8 contract must be renewed at five (5) year intervals, HUD 231 Elderly Housing contains mortgage based low income use restrictions which obligate the units for qualified tenants for the term of the loan. Because of this commitment, there would be no incentive for the project to terminate the existing Section 8 contract which subsidizes the lower rent paid by the tenants. It would appear that the Section 8 contract will continue to be renewed and the project will not be at-risk of converting to market rate units. Because of this commitment, a preservation analysis will not be provided for Valley Apartments No. 1.

Valley Apartments No. 2

The project also consists of 32, one bedroom dwelling units committed for senior citizens. A HUD 221 (D)(4) market rate mortgage was used to finance the construction of the project. As with the previous project, at least one of the tenants in each dwelling unit must be at least 62 years of age or older. The loan is a 40 year term which will mature on March 19, 2019. The units also have Section 8 contracts tied to them. The Section 8 contract must also be renewed at five (5) year intervals with the existing contract due to expire on March 19, 1994. HUD 221 (D)(4) financing is not subject to mortgage based occupancy restrictions and the project could "opt-out" of their Section 8 commitment at the end of the existing contract. These units are considered at risk and will be evaluated for potential conversion.

Valley Apartments No. 3

The project consists of 24, two bedroom dwelling units. This project also has HUD 221 (D)(4) market rate financing and Section 8 contracts tied to them. The project could also opt-out of their Section 8 contract due to expire on July 5, 1994. These units are also considered at risk and must also be evaluated for potential conversion. The earliest date of subsidy termination, however, falls within the second five (5) year planning period of the preservation analysis. These units will be evaluated for potential conversion during the next statutory housing element update in 1994.

Density Bonus Projects

A total of nine (9) density bonus projects have been identified as being eligible to lose use restrictions by June 30, 1999. A total of 32 units would lose use restrictions between June 28, 1992 and February 22, 1994. The City's Density Bonus Program allows housing developments with residential densities higher than the normal dwelling unit yield for developments who agree to reserve a specific portion of the units for low income families, or is available to the elderly. Maximum rents are computed by a fixed percentage of the area median income as calculated from time to time by the Department of Housing and Community Development (HCD). Bedroom breakdown is not available for these housing units. However, typical apartments in the City consists of two bedroom units about 700 square feet in size.

DISCUSSION OF INVENTORY FINDINGS

In summary, a total of 118 units identified in the inventory would be eligible to terminate use restrictions within the required 10 year preservation analysis.

However, it was determined that 30 units located in Valley Apartments No. 1 would not be in jeopardy of losing use restrictions because of existing loan commitments. Additionally, 24 units eligible to lose use restrictions within the second five (5) year planning period of the analysis will be evaluated for potential conversion during the next statutory housing element update. A total of 64 units were identified with the first five year subset including 32 units located in Valley Apartments No. 2 and 32 units obtained through a density bonus. Sixty-two of these units would lose use restrictions between February 22, 1994 and March 19, 1994. The majority of the units appear to be in good condition with no substantial rehabilitation needed.

In order to terminate the Section 8 contract, Valley Apartments No. 2 must file a Notice of Intent with HUD in accordance with Section 65863.10 of the Government Code at least a year prior to the contract expiration date. Since the contract is due to expire on March 19, 1994, the project owner would have until March of 1993 to file the required notice. It would seem unlikely, however, that the Section 8 contract will be terminated. The City has among the lowest median income levels in the State and open market rental levels are relatively low. It is also noted that owners of Section 8 project-based contracts in California have chosen to review their contracts. Still, the units are technically at risk of losing use restrictions and conservation efforts must be provided. If a notice of intent is filed to terminate the Section 8 contracts on Valley Apartments No. 2, the City shall monitor and respond to such notice as required by State and Federal laws. The City shall also send copies of the notice to the HCD. Tenants shall also be informed of any assistance available. Appropriate public hearings shall also be conducted on the individual project subject to conversion.

The 32 units obtained through the Density Bonus Program would appear to be most susceptible to conversion. Since the maximum allowable rent for the restricted units are computed by a fixed percentage of the tenant's income, the project owner could obtain higher rents in the open market upon the termination of use restrictions. The City must actively provide preservation efforts for these units.

COST ANALYSIS

Pursuant to Section 65583(a)(8)(b) of the Government Code, a cost analysis for preserving at risk units is provided. The analysis consists of the cost of producing new rental housing comparable in size and rent level to replace the 64 units which could convert. The cost of preserving the developments at risk of converting to non-low-income housing is also analyzed.

The City Building Department estimates that the average construction cost for apartments is about \$49.80 per square foot. Therefore, construction cost for an average apartment, about 700 square feet in size, would be about \$34,860.00. Sixty-four dwelling units would be about \$2,231,000.00 excluding land costs. Vacant R-3, multiple family residential properties in the City average about \$3.00 per square foot. Based on the City's allowable density of 25 units per net acre in the R-3, multiple family residential zone, about 2.6 acres of land would be required to develop 64 units. With a 25 percent increase in residential density available through the City's Density Bonus Program, land required for 64 units would be reduced to two (2) acres. With a density bonus allowance, land cost would be reduced from about \$334,000.00 to \$261,000.00. Total construction and land cost to produce 64 new rental two bedroom units in the City would then be estimated to be about \$2,462,360.00.

An analysis has been made of existing multiple family dwelling unit complexes listed for sale in the City of El Centro to determine the cost of acquiring 64 existing units in the City and making them available to low income households. Although there are currently no 64 unit complexes listed for sale, a total of 33 separate units were identified. The units consisted of an 18 unit complex, a 10 unit complex, and a five unit complex. The total listed price for the 33 units was \$965,000.00 or about \$30,000 per unit. Based on this average, the total purchase price for a total of 64 units would be about \$1,920,000.00. It appears that the new construction cost of 64 dwelling units would exceed the purchasing cost of 64 existing units by about \$542,000.00.

RESOURCES FOR PRESERVATION

Pursuant to Section 65583(a)(8)(C) of the State Government Code, this component identifies public and non-profit corporations which have legal and managerial capacity to acquire and manage assisted housing developments. Sources available to preserve assisted projects for low income use are also identified.

The following Federal, State, and local programs have been identified to assist in the preservation of assisted projects for low income use:

A. CDBG funds

The City of El Centro has been awarded a total of \$1,500,000.00 in CDBG funds during the 1989, 1990 and 1991 funding cycles. A total of 77 owner occupied single family residences are expected to be rehabilitated with these funds. These CDBG grants, however, are specifically targeted for owner occupied single family dwellings and can not be used for the acquisition, rehabilitation or construction of multiple family dwelling units. Although these funds assist low income families, they cannot be used for as a funding source for preservation.

B. Redevelopment Agency tax increment fund

The City of El Centro's redevelopment agency tax increment funds includes \$822,000.00 obligated for debt service. An additional \$192,000.00 are included in the City's Low and Moderate Income Housing Fund and may be available for preservation of assisted projects for low-income use. These funds may be used to provide financial assistance to developers in return of housing affordability controls. They may also be used to assist the Imperial Valley Housing Authority in increasing the City's low income housing supply.

C. Imperial Valley Housing Authority Administrative Fees

The Imperial Valley Housing Authority (IVHA) operates under federal, state and community mandates to develop and administer an adequate supply of housing for low income individuals and families in the County of Imperial, including the City of El Centro. No other corporations with legal and managerial capacity to acquire and manage assisted housing developments were identified in the City. The Imperial Valley Housing Authority reports zero unencumbered administrative reserves.

D. Federal Rental Rehabilitation Loans

Low interest Federal Rehabilitation loans are available to developers for the rehabilitation of multi-family dwelling units with actual or incipient code violations. Matching funds are required from the developer. A total of \$50,000.00 is currently available. Owners must commit rehabilitated units with affordability controls. The City estimates that about nine rental dwelling units with moderate or extensive rehabilitation needs could be rehabilitated with the existing funds.

E. Density Bonus Program

The intent of the Density Bonus Program is to provide incentives to encourage private development of housing that is affordable to lower and very low income household. The City may grant a minimum 25% increase in allowable density to projects which agree to reserve a specific portion of the units for low income families.

QUALIFIED OBJECTIVES

Pursuant to Section 65583(b) of the Government Code, quantified objectives for the number of housing units that can be constructed, rehabilitated, and conserved over the first five year subperiod are provided. As indicated earlier, a total of 64 units were identified as being at-risk of losing use restrictions within the first five year planning period. Additionally, according to SCAG Regional Housing Needs model, the City must also provide a minimum of 377 units for low income households within its five year planning period. With the 64 units that must be conserved, a total of 441 low income housing units are required to accommodate the City's low income housing needs.

PROGRAMS FOR PRESERVATION

In accordance with Section 65583(c)(6) of the State Government Code, this component provides programs for the preservation of low income units determined to be at risk of losing use restrictions within the first five year evaluation period. Although Valley Apartments No. 2 is not likely to opt-out of their existing Section 8 contract, preservation efforts for these 32 units must still be provided. Additionally, the 32 units obtained through the City's Density Bonus Program will probably be converted to market rate units at the end of their existing commitment. The conservation of these existing units, however, would not be a feasible alternative because the entire developments would need to be acquired including the existing market rate units. As indicated earlier, to purchase 64 units in the open market would require about two (2) million dollars. Although it appears that the 32 units located in Valley Apartments No. 2 will continue to be available to low income tenants, to replace the 32 units that will terminate their density bonus obligation would still require about one million dollars.

Dwindling economic resources makes the outright purchase or construction of new dwelling units an unfeasible alternative. As indicated earlier, the Imperial Valley Housing Authority reports no unencumbered administrative reserves. The City's Low and Moderate Income Housing Fund only contains \$192,000.00 available for low income housing purposes. The City must seek innovative ways to preserve and increase the availability of low income housing in the City. The City could encourage developers of multi-family housing projects to seek density bonuses in return of affordability controls. The City shall attempt to obtain about 10 dwelling units per year through the density bonus program. The City has also relaxed its provisions for second units by allowing tandem parking. The City shall attempt to obtain two second units per year to increase the City's low income housing supply. The City shall also provide low interest loans to housing projects in need of rehabilitation in exchange of affordability controls. The City shall attempt to rehabilitate about five (5) dwelling units per year. If all these goals are met, the provision of 17 units per year would exceed the number of units lost to conversion.

Another alternative would be the relocation of displaced families into low income housing projects. The Department of Planning and Housing will contact the tenants residing in the restricted units six months before the restriction terminates and attempt to relocate the families into similar low income housing units provided that the families continue to qualify as low income tenants. Said relocation shall be coordinated with the Imperial Valley Housing Authority. To increase the supply of low income housing units in the City, the Planning and Housing Department shall continue to seek and obtain Federal and State rehabilitation grants. Outreach programs for developers and the community shall be conducted to encourage the utilization of said grants. The City shall also continue to support efforts to maintain a healthy multi-family rental market to ease pressure on local units and maintain overall housing affordability.

ACTION AND IMPLEMENTATION

| PROGRAM | TIMETABLE | RESPONSIBLE AGENCY |
|--|----------------------------|----------------------------------|
| Encourage the construction of affordable units through density bonus. | 10 dwelling units per year | Department of Planning & Housing |
| Encourage the construction of second units | 2 dwelling units per year | same |
| Provide low interest loans to multi-family rehabilitation projects in return of affordability controls | 5 dwelling units per year | same |
| Encourage the development of multi-family rental units | Continuously | same |
| Relocation of displaced families at expiration of use restriction. | Continuously | Department of Planning & Housing |
| Apply for State and Federal rehabilitation loans. | Yearly | same |

TABLE 37

July 1, 1989 to June 30, 1994

| PROJECT NAME & ADDRESS | TYPE OF GOVERNMENTAL ASSISTANCE | EARLIEST DATE OF USE TERMINATION | TOTAL UNITS ELDERLY | NON-ELDERLY |
|---|------------------------------------|-------------------------------------|------------------------|-------------|
| Valley Apts. Building #1 970 N. Waterman Ct. El Centro, CA 92243 | HUD 231 Elderly | 28 Feb 94 | 30 | 0 |
| Valley Apts. Building #2 950 N. Waterman Ct. El Centro, CA 92243 | HUD 221(D)(4) | 19 Mar 94 | 32 | 0 |
| 571 El Centro Ave. El Centro, CA 92243 | Density Bonus | 28 Jun 92 | 0 | 2 |
| 590 El Centro Avenue El Centro, CA 92243 | Density Bonus | 28 Jun 92 | 0 | 2 |
| 444 Olive Avenue El Centro, CA 92243 | Density Bonus | 1 Jun 93 | 0 | 4 |
| 454 Olive Avenue El Centro, CA 92243 | Density Bonus | 5 Jun 93 | 0 | 4 |
| 770 Brighton Avenue El Centro, CA 92243 | Density Bonus | 19 Jul 93 | 0 | 3 |
| 1050 Woodward Avenue El Centro, CA 92243 | Density Bonus | 30 Aug 93 | 0 | 1 |
| 1454 Euclid Avenue El Centro, CA 92243 | Density Bonus | 19 Dec 93 | 0 | 2 |
| 1858 Orange Avenue El Centro, CA 92243 | Density Bonus | 30 Oct 93 | 0 | 12 |
| 1455 Woodward Avenue | Density Bonus | 22 Feb 94 | 0 | 2 |

July 1, 1994 to June 30, 1999

| | | | | |
|---|---------------|----------|---|----|
| Valley Apts. Building #3 950 N. Waterman Ct. El Centro, CA 92243 | HUD 221(D)(4) | 5 Jul 94 | 0 | 24 |
|---|---------------|----------|---|----|

APPENDIX A

ELIGIBILITY REQUIREMENTS FOR EXISTING LOAN PROGRAMS

The following is a brief summary of the eligibility requirements for various loan programs administered by the City of El Centro as of July 1983, April and September 1984.

1. RESIDENTIAL REHABILITATION LOANS

General Information: Loans up to \$25,000 are made to owner-occupied single-family dwellings anywhere within the city limits for actual or incipient code violations.

All applicants must meet the City's criteria for credit.

Completed applications are processed with first priority given to those whose income is 50 percent or below the HUD established median income and second priority given to those at 80 percent or below the established median income. Preference will be given to households with a physically handicapped member.

Effective Date: 7-13-83; Revised 1/90

Funding Source: State Department of Housing and Community Development - State Community Development Block Grant Program Activity Rehabilitation Loans/Grants

Target Area: Census Tract 114, 115 (part), 116 (part)
(Includes Planning Areas 2, 3, 4, 6, 7, 8)

Loan Limits: Up to a maximum \$25,000 loan

Loan Term: Up to 15 years

Interest Rates: 1) 6.25 percent
2) 4.00 percent
3) 3.00 percent

- 1) 6.25 percent interest-loan for low income households earning 80 percent of the H.U.D. established area median income but more than 50 percent of the H.U.D. area median income.
- 2) 4.00 percent interest-loan for lower income households earning between 50 percent and 80 percent of the H.U.D. established area median income.

- 3) 3.00 percent interest-loan for very low income households earning less than percent of the H.U.D. established area median income.

6

Lender: City of El Centro

Responsibility of City: The City Planning Department will perform outreach to the community, complete loan application, perform the rehabilitation inspection and write-up, and obtain bid. The homeowner will select the licensed contractor from among the responsible bids selected. Planning and Housing will monitor work in progress, assuring that the homeowner's interests are protected, code is complied with, and authorize payments to the Contractor in three phases after City inspections.

Planning, as part of the loan application process, will check with first mortgage holder and acquire a copy of insurance liability and require the homeowner to cover the added value of the rehabilitation if the amount of coverage does not already cover it. If no insurance exists, first mortgage holder or homeowner will be requested to have said insurance put into effect for the value requested to have said insurance put into effect for the value of the structure plus the proposed rehabilitation work. If no insurance can be acquired, the rehabilitation work shall only be undertaken with the approval of the Commission.

Also as part of the loan application process, Planning will determine that the loan-value ratio (after rehabilitation, if the project is undertaken) of the property is 90 percent. Any project whose loan-value ratio is greater than 90 percent shall only be undertaken with the approval of the Commission.

2. RESIDENTIAL REHABILITATION COMBINATION LOANS AND DEFERMENT

General Information: Combination loans and deferred loans up to \$25,000 are made to owner-occupied single-family dwellings anywhere within the target area for actual or incipient code violations.

All applicants must meet City's criteria for credit for that portion of the loan to be repaid and to insure current non-capability to repay that portion of loan to be deferred.

Completed applications are processed with first priority given to those whose income is 50 percent or below the HUD established median income and second priority given to those at 80 percent or below the established median income. Preference will be given to households with a physically handicapped member.

Effective Date: 7-13-83; Revised 1/90

Funding Source: State Department of Housing and Community Development - Community Development Block Grant Program Activity Rehabilitation Loans/Grants

| | |
|-----------------|---|
| Target Area: | Census Tract 114, 115 (part), 116 (part) (Includes Planning Areas 2, 3, 4, 6, 7, 8) |
| Income Limits: | For households with 80 percent or less of H.U.D. established area median income, a maximum of 90 percent of loan may be deferred. |
| Loan Limits: | Up to a maximum \$25,000 loan. |
| Loan Term: | Up to 15 years on the repaid portion. the portion deferred will be until the property is sold or transferred by any means or every 36 months which ever occurs first. If the latter occurs, the applicant shall complete new papers to determine if deferred status is to continue or if portion and/or total repayment is to begin at the applicable interest rates in effect at that time. |
| Interest Rates: | For the repayable portion, the same rates for a regular loan shall apply. For a deferred portion of the loan, a 3 percent annual simple interest charge shall be applied. Once total or partial repayment of the deferred portion begins it will be in accordance with the regular residential rehabilitation loan schedule. Any deferred portion will continue to accrue the 3 percent simple interest charge. |
| Lender: | City of El Centro |

Responsibility of City: The Planning Department will perform outreach to the community, assist with the completion of loan application, perform the rehabilitation inspection and write-up, and obtain bid. The homeowner will select the licensed contractor from among the responsible bids selected. Planning will monitor work in progress, assuring that the homeowner's interests are protected, code is complied with, and authorize payments to the Contractor in three phases after City inspections.

Planning, as part of the loan application process, will check with first mortgage holder and acquire a copy of insurance/liability and require the homeowner to cover the added value of the rehabilitation if the amount of coverage does not already cover it. If no insurance exists, first mortgage holder or homeowner will be requested to have said insurance put into effect for the value of the structure plus the proposed rehabilitation work. If no insurance can be acquired, the rehabilitation work shall only be undertaken with the approval of the Commission.

Also as part of the loan application process, Planning will determine that the loan-value ratio (after rehabilitation, if the project is undertaken) of the property is 90 percent. Any project whose loan-value ratio is greater than 90 percent shall only be undertaken with the approval of the Commission.

3. RESIDENTIAL REHABILITATION DEFERRED LOANS

General Information: Deferred loans up to \$25,000 are made to owner-occupied single-family dwellings within the target area for actual or incipient code violations.

All applicants must meet the City's criteria for credit for that portion of the loan to be repaid and to insure current non-capability to repay that portion of loan to be deferred.

Completed applications are processed with first priority given to those whose income is 50 percent or below the H.U.D. established median income and second priority given to those at 80 percent or below the established median income. Preference will be given to households with a physically handicapped member.

Effective Date: 7-13-83: Revised 1/90

Funding Source: State Department of Housing and Community Development - Community Development Block Grant Program Activity Rehabilitation Loans/Grants

Target Area: Census Tract 114, 115 (part), 116 (part)
(Includes Planning Areas 2, 3, 4, 6, 7, 8)

Income Limits: 80 percent or less of H.U.D. established median income

Loan Limits: Up to a maximum of \$25,000 loan

Loan Term: Deferred until property sold or transferred by any means or every 36 months whichever occurs first. If the latter occurs, the applicant shall complete new papers to determine if deferred status is to continue or if partial and/or total repayment is to begin at the applicable interest rates in effect at that time.

Interest Rates: 3 percent annual simple interest charge to the deferred loan balance. Once total or partial repayment begins, that portion will be in accordance with the regular residential rehabilitation loan schedule. Any deferred portion will continue to accrue the 3 percent simple interest charge.

Lender: City of El Centro

Responsibility of City: The Planning Department will perform outreach to the community, assist with completion of loan application, perform the rehabilitation inspection and write-up, and obtain bid. The homeowner will select the licensed contractor from among the responsible bids selected. Planning will monitor work in progress, assuring that the homeowner's interests are protected, code is complied with, and authorize payments to the Contractor in three phases after City inspections.

Planning, as part of the loan application process, will check with first mortgage holder and acquire a copy of insurance/liability and require the homeowner to cover the added value of the rehabilitation if the amount of coverage does not already cover it. If no insurance exists, first mortgage holder or homeowner will be requested to have said insurance put into effect for the value of the structure plus the proposed rehabilitation work. If no insurance can be acquired, the rehabilitation work shall only be undertaken with the approval of the Commission.

Also as part of the loan application process, Planning will determine that the loan-value ratio (after rehabilitation, if the project is undertaken) of the property is 90 percent. Any project whose loan-value ratio is greater than 90 percent shall only be undertaken with the approval of the Commission.

4. RESIDENTIAL REHABILITATION DEFERRED LOANS TO THE ELDERLY

General Information: Deferred loans up to \$25,000 are made only to senior citizens (62 years or older) of owner occupied single-family dwellings anywhere within the city limits for actual or incipient code violations.

All applicants must meet the no source of funds and fixed income criteria as reviewed by lender.

Completed applications are processed with first priority given to those whose income is 50 percent or below the H.U.D. established median income and second priority given to those at 80 percent or below the established median income. Preference will be given to households with a physically handicapped member.

Effective Date: 7-13-83; Revised 1/90

Funding Source: State Department of Housing and Community Development - Community Development Block Grant Program Activity Rehabilitation Loans/Grants

Target Area: Census Tract 114, 115 (part), 116 (part)
(Includes Planning Areas 2, 3, 4, 6, 7, 8)

Income Limits: 80 percent or less than 80 percent of H.U.D. established area median income (fixed income S.S., S.S.I., Retirement Benefits, Interest, Dividends, etc.) and no other source of funds).

Loan Limits: Up to a maximum of \$25,000 loan

Loan Term: Deferred until property sold, or transferred by any means or every 84 months whichever occurs first. If the latter occurs, the applicant shall complete new papers to determine if deferred status is to continue or if partial and/or total repayment is to begin at applicable interest rates in effect at that time.

Interest Rate: One time service fee of 2 percent of loan added to loan and due at loan termination.

Lender: City of El Centro

5. EMERGENCY AID GRANTS TO THE ELDERLY AND THE DISABLED

General Information: Grants up to \$500 are made to senior citizens (62 years or older) or disabled residents of owner-occupied single-family dwelling or a renter-occupied dwelling anywhere within the city limits for repair or replacement of equipment that directly affects their health, safety and welfare. Equipment includes but is not limited to; air conditioners, refrigerators, water heaters, toilets, sinks, etc...

All applicants must meet the no source of funds and fixed income criteria.

Completed applications shall be processed on a first priority basis to correct the emergency condition.

Effective Date: 7-13-83; Revised 1/90

Funding Source: State Department of Housing and Community Development - Community Development Block Grant Program Activity Rehabilitation Loans/Grants

Available Funds: \$2,500

Target Area: Census Tract 114, 115 (part), 116 (part)
(Includes Planning Areas 2, 3, 4, 6, 7, 8)

Income Limits: 80 percent or less than 80 percent of H.U.D. established area median income (fixed income S.S., S.S.I., Retirement Benefits, Interest, Dividends, etc.) and no other source of funds).

Grant Limits: Maximum of \$500 (at one time)

Grant Term: None because it is an outright grant

Interest Rates: None because it is an outright grant

Lender: City of El Centro

Responsibility of City: The Planning Department will perform outreach to the community and other service agencies describing the program, assist with completion of form, verifying income/source of funds, perform inspection, contract for repair/replacement, and authorize payment upon completion.

6. RENTAL REHABILITATION LOANS

General Information: Loans up to a maximum per unit of federal funds plus at least an equal amount of conventional bank financing are made to owners of rental units anywhere within the city limits for actual or incipient code violations.

All applicants must meet the lenders criteria for credit.

Completed applications are processed on a first come basis. Priority will be given to those units which are occupied with tenants at 80 percent or below the established median income. Preference will also be given to households with a physically handicapped member.

Effective Date: 9-28-84; Revised 1/89

Funding Source: U.S. Department of Housing and Urban Development - Rental Rehabilitation Program For Small Cities

Target Area: Census Tract 114, 115 (part), 116 (part)
(Includes Planning Areas 2, 3, 4, 6, 7, 8)

Loan Limits: Combination of 50 percent federal funds and a maximum of 50 percent conventional financing per unit with a maximum federal participation limit as follows:

| | |
|-------------|---------|
| 0 Bedrooms: | \$5,000 |
| 1 Bedroom: | \$6,500 |
| 2 Bedrooms: | \$7,500 |
| 3 Bedrooms: | \$8,500 |

Loan Term: Up to 15 years

Interest Rates: 3 percent on Federal funds or as revised by Community Development Commission.

Lender: City of El Centro Redevelopment Agency

Responsibility of City: The Planning Department will perform outreach to the community assist with the completion of loan application, perform the rehabilitation inspection and write-up and obtain bid.

Each Rental Rehabilitation project prior to award of bid shall be reviewed and approved by a two member subcommittee of the commission. The subcommittee, if a project is approved, shall also determine the interest rate to be applied to the loan.

The owner will select the licensed contractor from among the responsible bids selected. Planning and Housing will monitor work in progress, assuring that the owner's interests are protected, code is complied with, and authorized payments to the Contractor in three phases after City inspections.

Planning and Housing, as part of the loan application process, will check with first mortgage holder and acquire a copy of insurance/liability and require the owner to cover the added value of the rehabilitation if the amount of coverage does not already cover it. If no insurance exists, first mortgage holder or owner will be requested to have said insurance put into effect for the value of the structure plus the proposed rehabilitation work. If no insurance can be acquired, the rehabilitation work shall only be undertaken with the approval of the Commission's subcommittee.

Also as part of the loan application process, Planning will determine that the loan-value ratio (after rehabilitation, if the project is undertaken) of the property is 90 percent. Any project whose loan-value ratio is greater than 90 percent shall only be undertaken with the approval of the Commission's subcommittee.

7. REPLACEMENT HOUSING

General Information: The City, in the conduct of its regular Housing Rehabilitation Program will identify owner-occupied single-family dwelling units whose incipient code violations, deterioration and overcrowding condition, exceeds cost effective repair and therefore, the only economical method to correct the problem would be replacement of the unit.

The City presently owns six single-family zoned residential lots within the city limits. The procedure, once a participant is identified, is to use State Block Grant funds to erect a new H.U.D. approved single-family home and all utilities hooked up on a lot owned by City and transfer ownership of land and new building to the participant in accordance with the terms of the loan. In return, the City would take possession of participant's former lot and dwelling. The City would demolished and remove the dwelling in order to reuse the lot for another Replacement Housing Project.

All applicants must meet lenders criteria for credit for that portion of loan to be repaid and to insure current non-capability to repay that portion of loan to be deferred.

Completed applications are processed with first priority given to those whose income is 50 percent or below the H.U.D. established median income and second priority given to those at 80 percent or below the established median income. No State Block Grant funds will be used above 80 percent of the established median income. Preference will be given to households with a physically handicapped member.

Effective Date: 4-84; Revised 4/87

Funding Source: City of El Centro Redevelopment Agency

Available Funds: Set-aside

Target Area: Same as rehab target area primary emphasis to the defined Redevelopment Area

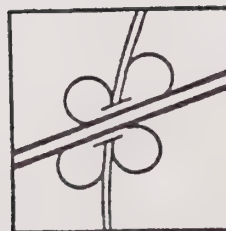
Loan Limits: Up to a maximum \$40,000 loan

Loan Term: Up to 25 years on the repaid portion. If a portion is deferred, the portion deferred will be until the property is sold or transferred by any means or every 36 months whichever occurs first. If the latter occurs, the applicant shall complete new papers to determine if deferred status is to continue or if portion and/or total repayment is to begin at the applicable interest rates in effect at that time.

Interest Rates: 1) 6.25 percent
2) 4.00 percent

- 1) 6.25 percent interest-loan for moderate income households earning 80 percent or less than 80 percent of the H.U.D. established area median income but more than 50 percent of the H.U.D. area median income.
- 2) 4.00 percent interest-loan for lower income households earning 50 percent or less than 50 percent of the H.U.D. established area median income.

Responsibility of City: The Planning Department will perform outreach to the community and assist with the completion of the loan application. The Department shall only undertake such a project after the approval of the Housing Commission.



**circulation
element**

CIRCULATION ELEMENT

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V. CIRCULATION ELEMENT

SUMMARY

The purpose of the Circulation Element is to provide a long range plan for the provision of transportation facilities throughout the City. The Element identifies transportation principles and programs and provides a means of tracking and evaluating progress in achieving the City's long-term goals.

The principles and programs are designed to accomplish the objective of providing a safe, attractive, and efficient road system for the movement of vehicles, people and goods throughout the City and its future planning area. Such a road system must recognize El Centro's key economic, physical and social role within the Imperial Valley region; as well as link the City with state, national and international transportation facilities in a way which will promote the social and economic vitality for the City and Imperial Valley as a whole.

The Element also presents implementation programs which are available at the federal, state and local level to assist the City and community in achieving the desired objective and principles.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of safe, attractive and efficient circulation through the planning area are:

- o To coordinate with SCAG, CALTRANS, Imperial County Engineering Department and other related agencies to ensure that the city-wide circulation concerns and needs are adequately addressed, and to initiate actions on transportation-related projects and programs affecting both the City and Imperial Valley as a whole.
- o To ensure that each thoroughfare and its terminal facilities, including parking, be designed with sufficient capacity to accommodate anticipated traffic based on intensity of existing and proposed land uses.
- o To provide sufficient funds on an annual basis for the Capital Improvement Program to plan, design, construct and maintain the transportation and circulation network concurrent with or in advance of need.
- o To conduct a comprehensive study of the City's street system within the next 2 years. The study should analyze existing and projected traffic conditions on all arterial and collector roads. Routes and issues of particular concern are: Improvement of traffic flow on Imperial Avenue, La Brucherie Road, and Dogwood Road, and on east-west connector streets to these arteries; benefits and impacts from development of one-way streets in the downtown area; improvements needed to accommodate increased industrial and agricultural traffic in the eastern portion of

the City; extension of roads throughout the planning area; planned regional improvements to Highway 86; extension of Imperial Avenue south of Interstate 8.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate city progress in achieving long-term goals, some of the following programs have been established:

- o Monitoring the Capital Improvement Program of the City to evaluate the adequacy of funds set aside for construction and maintenance of existing roads, alleys and sidewalks by the Engineering and Public Works Departments.
- o Reviewing all development projects to be in conformance with the Circulation Element and the General Plan by the Engineering and Planning Departments during the Development Review Process.
- o Preparation and submission of progress reports every two years or as deemed necessary on all general plan programs to provide an analysis of progress made in accomplishing objectives, principles and programs by the Public Works, Engineering and Planning Departments.
- o Reporting new transportation technologies to the City Manager (i.e., speed bumps) by the Public Works, Engineering and Planning Departments as they may be applicable to El Centro.
- o Coordination with various agencies and jurisdictions in Imperial Valley about regional transportation concerns by the City Manager.

Note: Please refer to the Bibliography section of the General Plan to find references cited in the Circulation Element.

INTRODUCTION

The Circulation Element identifies and analyzes the transportation needs of the City of El Centro. It contains descriptions of the proposed circulation system and establishes the inter-relationships among the various parts of the system. The following discussion provides a general overview of the City's 5 existing circulation system and its relationship to the General Plan.

RELATIONSHIP OF THE CIRCULATION ELEMENT TO THE GENERAL PLAN

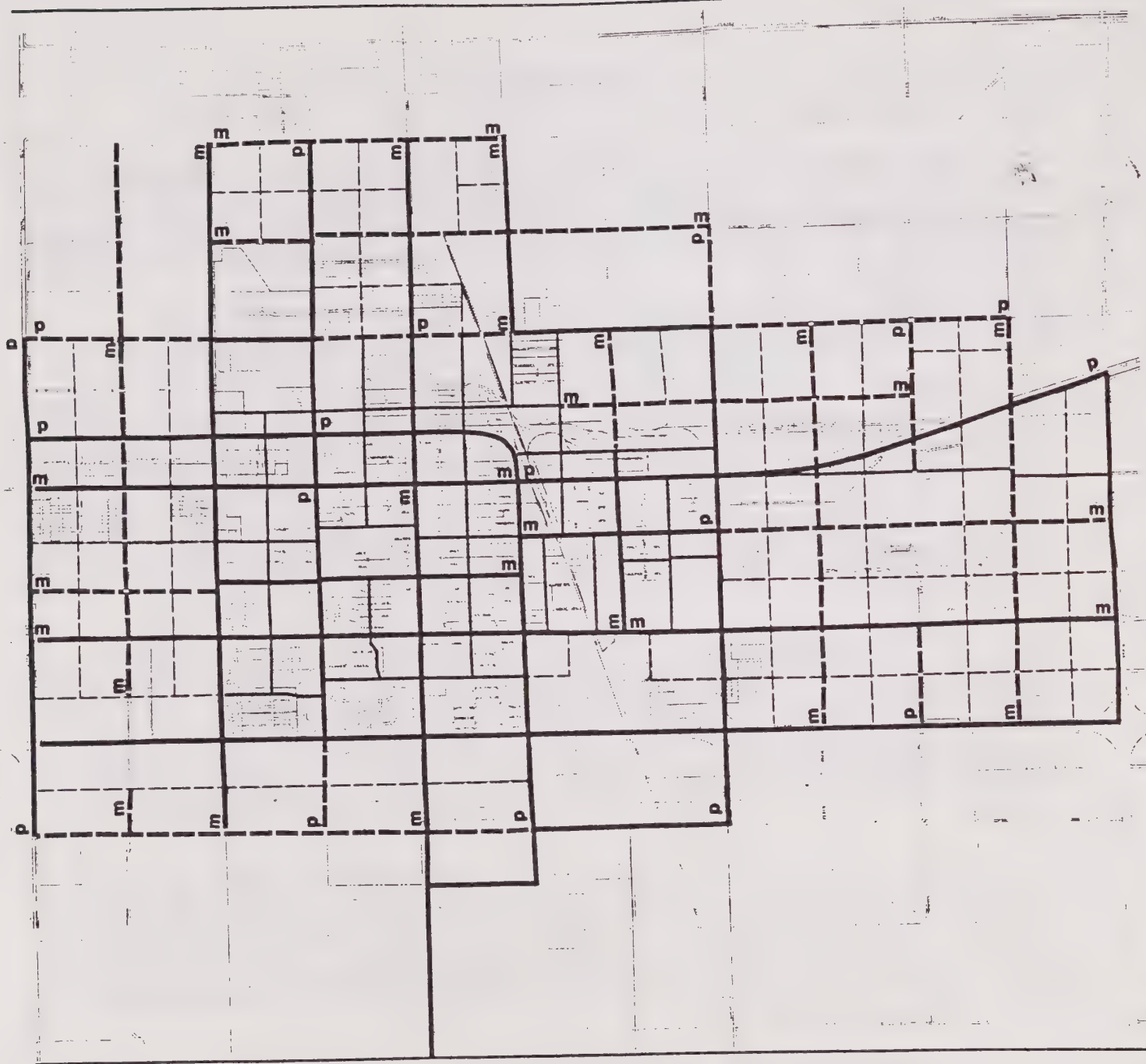
Circulation and transportation planning should provide for safe and efficient movement within the City and the region, while minimizing the impact of traffic movement on residential neighborhoods. This should be accomplished by effectively designing traffic routes according to a hierarchy of function (i.e., local streets, collector streets, arterials, highways and freeways). Each level of street must meet specific physical needs with respect to minimum width, traffic safety devices and other design considerations, while maintaining sensitivity to residential, business and public service needs of surrounding land uses.

The visual appearance of the circulation system not only affects the efficiency of traffic circulation, but also contributes to the image of the City held by residents and visitors to the community (i.e., scenic roadways, the business loop, etc.). In addition, circulation and transportation planning for the local community must be integrated into regional transportation planning with respect to energy conservation, noise, existing and alternative modes of transportation, and quality of the environment with respect to air pollution.

The Circulation Element would, of course, only be effective within the city limits and future annexations. However, where appropriate, portions of the circulation system of the surrounding future planning areas, presently within County jurisdiction, are shown (refer to Figure 14) in order to establish the continuity of the system. The plan, for the most part, conforms to the adopted plan of Imperial County with respect to road alignments and general street classifications.

The material presented in this Element bears a direct correlation to the other Elements of the General Plan. In order to formulate a viable circulation system, it was necessary to consider several aspects of the community. Included among these are the following:

- o Population Demographics: Identify current and future circulation needs of the population based on demographic characteristics such as age, employment, income, physical limitations, etc.
- o Community Needs: Evaluate the efficiency of the circulation system based on the needs of the general population for access, mobility and safety.



- | | |
|--------------------------|---------------------------|
| — Existing Arterials | — Existing Collectors |
| - - - Proposed Arterials | - - - Proposed Collectors |
| p principal arterials | |
| m minor arterials | |

Street System

0 2000 4000

city of el centro planning area

figure 14

- o Economic Factors: Consider the location, intensity and specialization of economic activities and their required level of services.
- o Environmental Factors: Evaluate the circulation system in terms of its environmental and social impacts upon the community.

Information regarding population, economics and other factors is contained in the other Elements of the General Plan. For example, the Housing Element indicates areas of transportation need by population characteristics and by the neighborhood planning areas within the City; the Land Use Element defines the location, intensity and specialization of transportation needs to service various land uses within the City; and the environmental and safety limitations have been discussed in the Conservation, Noise and Safety Elements. In general, all of the Elements of the General Plan have a relationship to the Circulation Element in terms of providing access and mobility and ensuring the safety and well-being of the residents of El Centro.

CIRCULATION FACILITIES AND MODES

Primary Circulation System

The corridors shown on the Circulation Element Map are grouped into classes according to the character of service they are intended to provide. The classifications also identify planned road widths to be protected in order to facilitate land use development as shown on the Land Use Plan.

Existing and proposed arterials and collector streets are shown on Tables 37 and 38 and Figure 14. For the most part, the City has provided a service level C on arterials and collector streets.

Freeways are controlled access routes which provide for major intra and interregional travel. They are corridors which accommodate trips at highest speeds with access only from selected links of the network, consistent with the population and network densities of the area they traverse.

Highways within the street system are designed to provide for through-traffic movement between local areas and across the City, with direct access to abutting properties, subject to necessary controls on entrances, exits and curb use.

Scenic Highways/Roadways are designated to preserve aesthetic corridors, recreational routes, or areas of special design concern.

Arterial Streets are intended to provide for the movement of through-traffic between major traffic generators such as the Civic Center, the Central Business District and other commercial centers, and distribute traffic from freeways to less important arterials serving residential areas directly. Insofar as possible, direct vehicular access to abutting properties should, on these arterials, be at limited intervals.¹

Collector streets collect and distribute traffic to and from major highways and local streets. Collector streets also serve secondary traffic generators such as shopping and business centers, schools, parks and high density or large-scale residential areas.

Secondary Circulation System

The secondary circulation system includes local streets for both residential and business use, as well as alternative modes of transportation which do not rely on private automobiles.

Local Streets: These provide for direct access to property by local traffic. They are usually constructed by landowners as abutting land is developed.

Alleys: The City of El Centro has an extensive network of alleys totaling approximately twenty-two miles in length. In the past, alleys were required along with all residential, commercial and industrial development including single family home construction. Presently, alleys are no longer required for low density residential uses.

For most commercial, industrial and multi-family development, City regulations require a minimum of paved, twenty foot wide alleys. In addition, a series of paving and other alley improvements are underway in established areas of the City where there are inadequately constructed or maintained alleys. Such efforts and requirements for alley improvements should be continued to ensure all-weather use of existing alleys.

¹ Some of the best devices for limiting access without demanding excessive right-of-way dedication is through the use of:

- a. alleys to the rear of property
- b. backup to the arterial, with access from internal streets
- c. side-on cul-de-sacs, with no access to arterials
- d. cul-de-sacs with backup to the arterial

(See Figures 15 and 16)

TABLE 37
PROPOSED ARTERIALS

North-South

Imperial Avenue south of I-8
La Brucherie Road*
Austin Road
Extension of Cooley Road between Main
and Ross

East-West

Danenberg/Chick/Nuffer Road
Villa Avenue**

* a portion is already an arterial

** previously proposed as collector street

TABLE 38
PROPOSED COLLECTOR STREETS

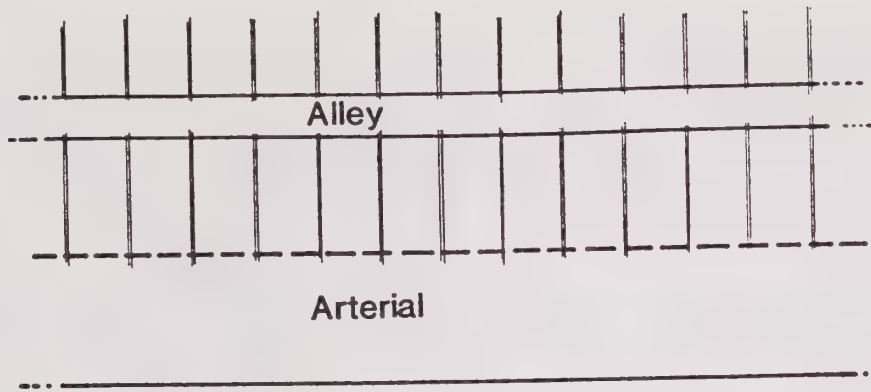
North-South

Unnamed road west of Route 111
Unnamed road east of Dogwood (near
Adler Canal
Unnamed road (near Lotus Canal)

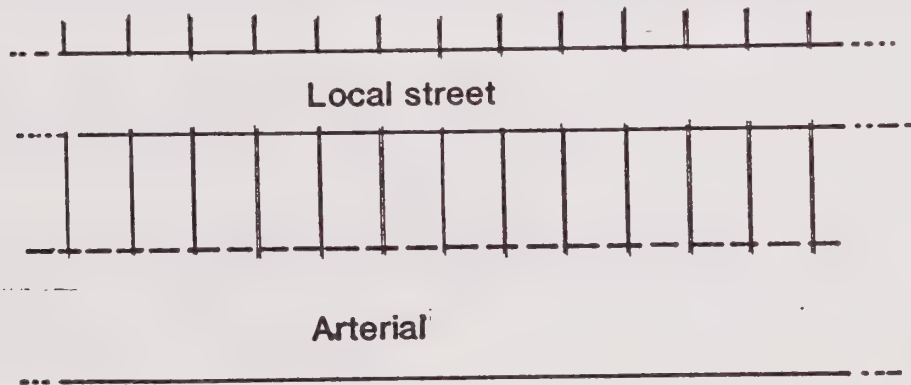
East-West

Hamilton - La Brucherie to Austin Road
Continuation of Wake Avenue between
Imperial and Fourth, South of I-8
Ocotillo Drive*
Lincoln
Bradshaw Road

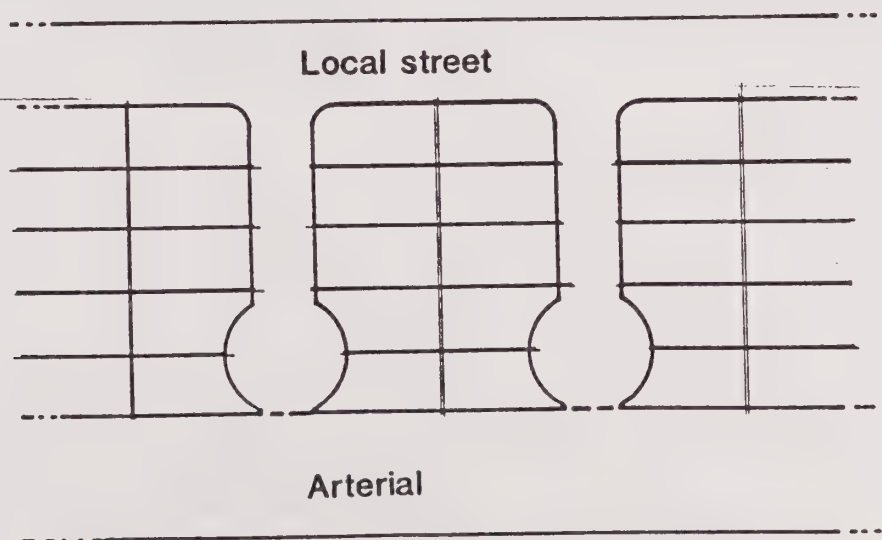
* a part is currently designated as collector



Alley Behind

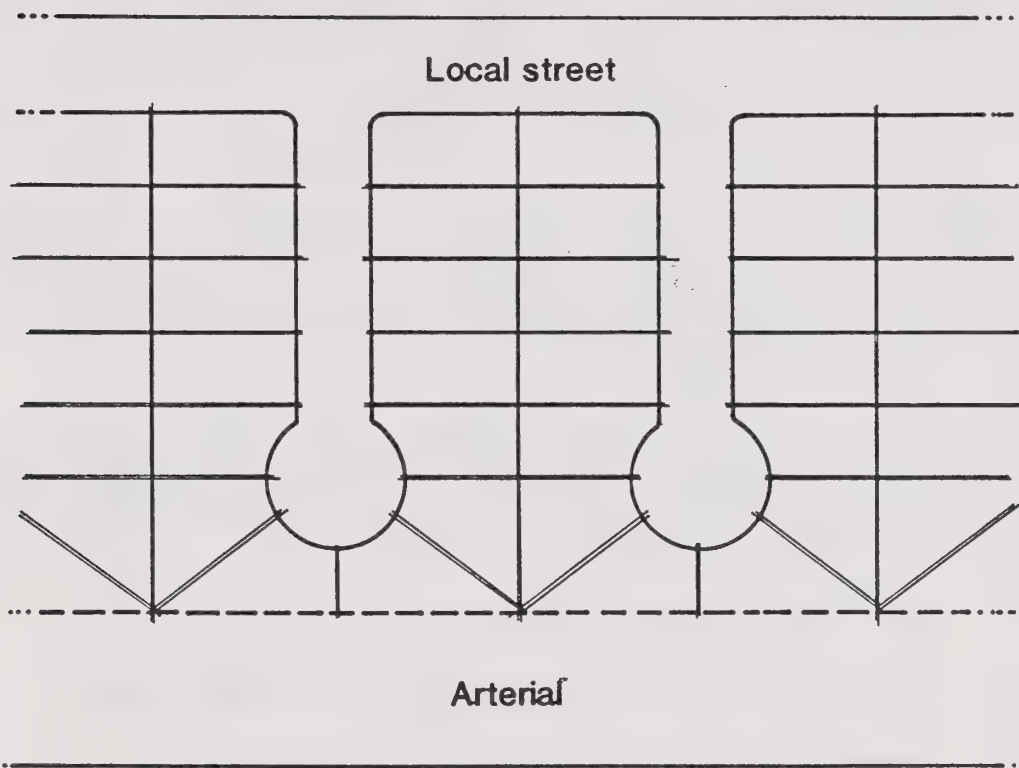


Back-up to Arterial



Side-on Cul-de-Sacs

Limiting Access to Arterials



Cul-de-Sacs with Back-up to Arterial

Limiting Access to Arterials

Alternative Modes of Transportation

In addition to conventional modes of transportation which rely heavily on the private automobile, other forms of movement throughout the City are available. Walking, bicycling, and use of transit systems are particularly feasible due to the compact nature of the City and its level topography.

Pedestrian Circulation is best provided by sidewalks adjacent to City streets, as well as within parks. On some streets pedestrian usage is limited because of automobile circulation. Older residential and industrial areas (and the City's future planning area) do not have sidewalks to separate pedestrians from vehicle movement. New development, however is required to provide sidewalks for pedestrian use.

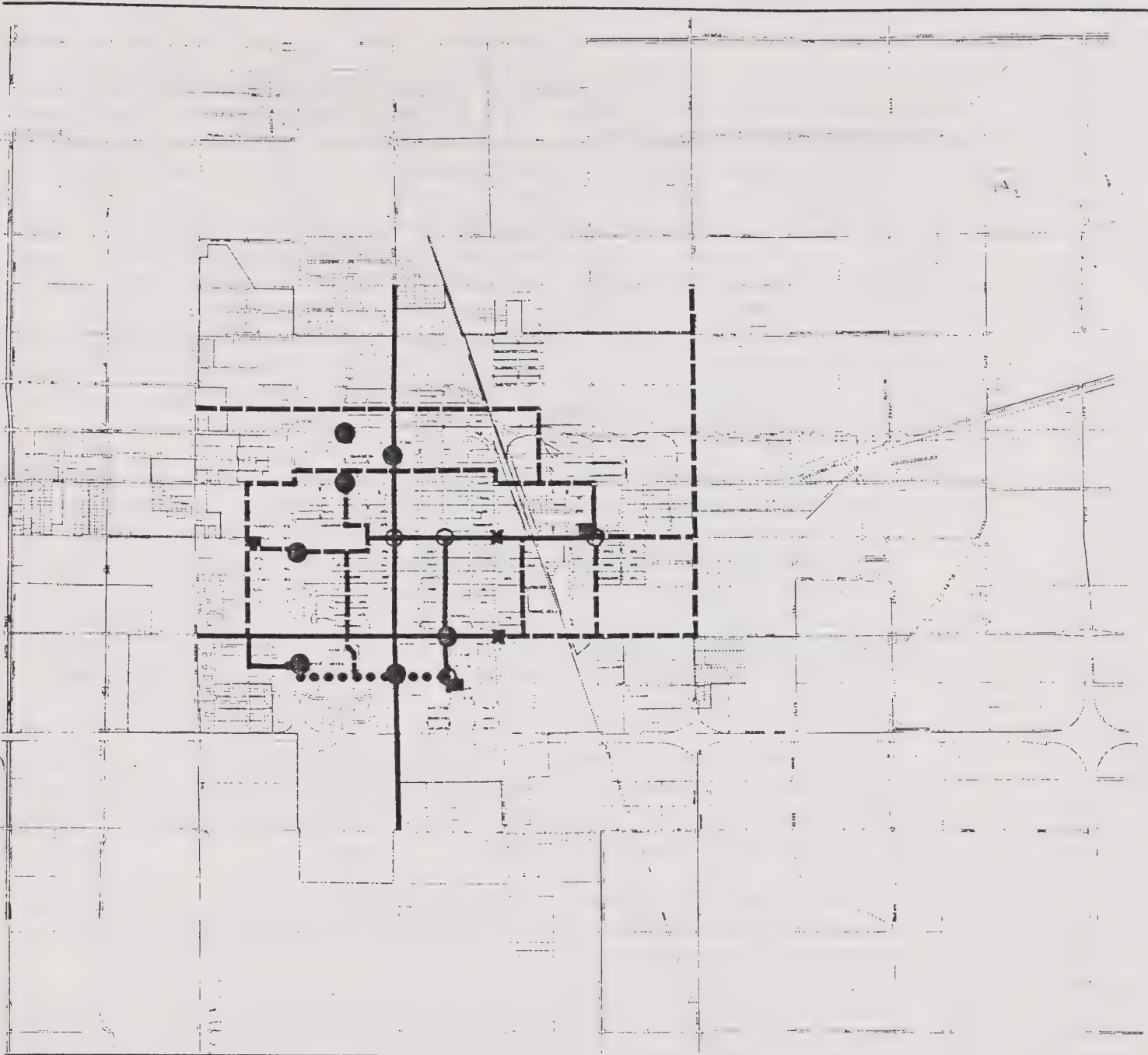
Bikeway System uses the bicycle as an alternative form of transportation and is becoming increasingly popular. In El Centro distances are relatively short and a growing popularity of bicycling can be anticipated. With the exception of the hottest summer months, bicycling as a mode of transport is feasible in El Centro and should be encouraged.

The establishment of a bikeway system separated from vehicular and pedestrian traffic is a desirable goal. However, in a mature well-developed community this is not accomplished without cost. An upgraded system of bikeways will require community support. The system could involve any or all of the following:

- o Removal of on-street (curb) parking;
- o Use of sidewalks and parkways in low density areas; and,
- o Separate and specially constructed paved bike lanes.

As new areas of the city develop, it should be possible to include separated bikeways where appropriate. In the older, well developed sections joint use of the street right-of-way (signed bike routes) and restricted bikeways (prohibited curb parking, use of sidewalks, etc.) should be considered. The General Plan indicates proposed routes for bikeways (Figure 17).

Public Transit services in Imperial Valley (which the residents of El Centro have access to), include: Greyhound Bus providing intracity service with fixed routes and charter; EOC/Salton Senior Transportation; Valley Transit System; and, Imperial Valley Transit Authority. There are various specialized services, primarily only for those people that are enrolled in their programs, such as: IVC Transit; Association for Retarded Citizens; Work Training Center; MediVan, IV Blind Center; EOC Senior Nutrition; Clinica de Salud; and, Calexico Senior Transportation. Other public access to transportation include: Dial-a-Ride, Desert Cab Company, City Cab Company and Yellow Cab.



..... Existing Lane

———— Existing Routes

----- Proposed Routes

■ School Children

● Crossing Guard

○ Stop Signs

x Signal Lights

Bicycle Routes

0 2000 4000



city of el centro planning area

figure 17

Public transit services which are offered, either by the private sector or under contract with public agencies, charge a fare for their services. The fares vary based on the areas served and the distance traveled. Many of the services provided to specific client groups are offered free of charge.

The City of El Centro is not large enough or dense enough to warrant a fixed right-of-way transit system. Such systems have extremely high capital costs and are only practical when ridership along a relatively few number of routes is very high.

A number of small scale approaches providing public transit are being tried in many large and small cities around the country. El Centro utilizes some of these programs and enhances the mass transit service with variable route and responsive-upon-demand approaches. The following describes such approaches:

- 1) Dial-a-Ride presently uses small buses operated much like taxicabs. Individuals requiring transportation call a central dispatcher who arranges for a bus to stop at an appointed time and location. The bus delivers its passengers to their destinations over a variable route arranged so as to pick up other passengers. This maintains passenger loadings and reduces the average cost of the ride. In some cases, a fare is charged. However, a subsidy is needed to keep fares low. Intracity transportation is presently provided through this system and has been subcontracted out to a private company.
- 2) In variation of this approach, taxicabs can be used instead of small buses. Arrangements are made with local cab companies to provide service on a flat-fee-per-ride basis. Local government may totally bear the cost of service or charge passengers a nominal fare.
- 3) Another innovative approach, an intercity shuttle service, is servicing the County and joins El Centro to Brawley, Calexico, Westmoreland, and Niland through a private company.
- 4) School buses are used heavily in the morning and evening, then sit idle for much of the day. In a sense, this is an under-utilization of a resource with high capital costs. A small town in Connecticut has worked out an arrangement with the local school board whereby the school buses are used to provide transit service to students and the elderly and others during mid-day hours. Additional labor and maintenance costs are borne by the city and can be partially offset with passenger fares.

As the City continues to provide Dial-a-Ride and other mass transit services, it is recommended that an analysis of its effectiveness be conducted to assess future public transit demands. For example, the need to develop routes with specified pick-up and delivery points should be evaluated so that effective and efficient service at a lower cost may be provided.

EXISTING CIRCULATION SYSTEM AND TRENDS

As of 1987, there existed within the City limits 77.6 miles of maintained City streets, 3.5 miles of State Highway (Route 86), and 2.5 miles of Interstate 8. In addition, approximately 20 miles of alleys exist within the City, mostly east of Imperial Avenue, only 6 miles of which are paved with asphalt or concrete.

The City has adopted a Federal Aid Urban (FAU) street system which serves as a master plan of streets and highways. Existing and projected traffic count data for the major roadways of the City are shown on Table 39.

TABLE 39

CITY OF EL CENTRO

PROJECTED AVERAGE DAILY TRAFFIC (PROJECTIONS BASED ON 2% PER YEAR)

| | <u>Location</u> | <u>Year ADT</u> | <u>PROJECTED COUNTS</u> | | | | |
|----|-----------------|-----------------------|-------------------------|-------------|-------------|-------------|-------------|
| | | | <u>1986</u> | <u>1991</u> | <u>1996</u> | <u>2001</u> | <u>2006</u> |
| 1. | La Brucherie | <u>1984</u> 3,300 | 3,430 | 3,790 | 4,190 | 4,620 | 5,100 |
| 2. | Imperial | <u>1985</u> 25,000 | 25,500 | 28,155 | 31,085 | 34,320 | 37,890 |
| 3. | 8th | <u>1986</u> 9,710 | 9,710 | 10,720 | 11,835 | 13,070 | 14,430 |
| 4. | 4th | <u>1985</u> 17,000 | 17,340 | 19,150 | 21,140 | 23,340 | 25,770 |
| 5. | Dogwood | <u>1985</u> 5,520 | 5,630 | 6,220 | 6,860 | 7,580 | 8,370 |
| 6. | Interstate 8 | <u>1985</u> 14,300 | 14,590 | 16,105 | 17,780 | 19,630 | 21,675 |
| 7. | Ross | <u>1982</u> 4,250 | 4,600 | 5,080 | 5,610 | 6,190 | 6,840 |
| 8. | Main | <u>1985</u> 10,500 | 10,710 | 11,825 | 13,055 | 14,415 | 15,915 |
| 9. | Adams | <u>1985</u> 16,700 | 17,035 | 18,810 | 20,765 | 22,925 | 25,315 |

Airports

Air service to Imperial Valley is provided through Imperial County Airport. The airport is served by two scheduled airlines with routes to Los Angeles, San Diego, Phoenix and Yuma. Imperial County Airport is currently unsuitable for jets and a number of factors may forestall its upgrading and expansion of future air traffic warrants. The airport is, in large part, surrounded by residential and industrial development and accessed by Route 86. The existing runway is aligned at odds with prevailing wind conditions.

Construction is underway on a new crosswind (east-west) runway at the airport, and is scheduled for completion in the Fall of 1988. It will be 4,500 feet in length and be aligned with the prevailing wind. This will minimize the frequency of conditions in which excessive crosswinds present a hazard to aircraft which, in the past, has frequently forced airlines to bypass a scheduled stop in Imperial County or divert to another airport in the area where the runway is more favorably oriented with respect to the wind. The new runway will correct this problem and increase passenger convenience and safety.

The Naval Air Facility, about 7 miles west of the City, could be an alternative for future airport expansion if a joint use agreement can be worked out.²

Railroads

Two rail lines serve El Centro. The Southern Pacific Railroad main line enters the eastern border near Winterhaven and then bears northwest and leaves Imperial County just east of the Salton Sea. This is the main Southern Pacific and serves the Los Angeles area and points northward in California. There is a major branch line from this main line at Niland that provides rail service to Calipatria, Brawley, Imperial, El Centro, Calexico, and Mexico. This line is used extensively for agricultural shipments. Minor spurs provide service to Westmoreland and the area north of Holtville. The Holten Interurban Railroad provides service from Holtville to El Centro. A San Diego and Arizona route links El Centro to San Diego but is not currently in operation beyond Plaster City because of flooding damage. This rail line may be abandoned even though it could serve as an important shipping route to the coast for agricultural products and provide passenger service for tourism.

To facilitate the safe and efficient movement of traffic, the following future grade separations and crossings have also been proposed:

² An airport suitable for jet transportation could plan an important role in the region's agriculturally-based economy by making possible shipments of high value perishable produce to major eastern markets.

A grade separation at the intersection of Imperial Avenue and the San Diego & Arizona Railroad;

A grade separation at the intersection of Ross Avenue and the Southern Pacific Railroad;

A grade separation at the intersection of Villa Avenue and the Southern Pacific Railroad.

The first of these proposed grade separations will conflict with the current alignments of Woodward and Scott Avenues because of the need for lengthy overpass embankments. This grade separation will not be needed if the San Diego & Arizona right-of-way is eventually abandoned. However, the other proposed improvements will be necessary if adequate access to the undeveloped and developed areas east and north-east of the Central Business District is to be provided.

FUTURE PLANNING AREAS

The Growth Management Plan proposes a process of phased expansion into the area surrounding the City. Currently, much of this area is only served by widely spaced county roads and is relatively inaccessible to the central portion of the City. It will be necessary to designate the routes of several new roads and to extend and upgrade a number of existing roads. The above proposals for arterial and collector streets reflect this eventual need.

The land use plan is intended to balance growth around the Central Business District and to insure that such growth expands into the future planning area in an orderly and efficient way. A long-range program of road improvements would implement that plan. Extending the street system into areas designated for initial expansion, while delaying road extensions to more remote areas, would help insure that residential development occurs as planned. However, much of the extension of the street system is done by private developers as part of the subdivision process. The City can, through the General Plan, designate where major streets are to be constructed, but cannot designate when they will be. Only when public money is involved does the City have direct control on the timing of street improvements or construction.

One such decision involving public money is an improved freeway overpass at Imperial Avenue which the City is currently seeking. It should be pointed out that, if the modified overpass is constructed so that Imperial Avenue can be extended south, a large area of undeveloped land will be made available for subdivisions and commercial development. The present trend of development to the southwest will be reinforced and efforts to distribute growth to other areas around the existing city are likely to be less effectual.

CIRCULATION SYSTEM PRINCIPLES, PROGRAMS AND PLANS

The Circulation Element depicts corridors for public access and mobility which are planned to meet the needs of the existing and anticipated residential and business population of the City. The Element focuses on the "primary circulation system" of major transportation facilities; but also includes the "secondary circulation system" of local streets, public transit, pedestrian walkways and bikeways.

PRIMARY CIRCULATION SYSTEM

The following principles and programs concerning the City's primary circulation system are established:

- o To provide a variety of street types specifically designed to serve the various traffic needs in the area, including freeways, major streets, secondary streets, collector streets and local streets.
- o To provide convenient access to all developed or readily developable property in the City.
- o To integrate the proposed street system (refer to Figure 14) with the existing road system.
- o To initiate a tree planting and landscaping program at the entrances of the business loop and along the major thoroughfares within the City to improve the visual appearance of El Centro (refer to the Land Use Element for recommendations).
- o To provide a framework for a street system serving the existing undeveloped areas surrounding the City (i.e. future planning areas).
- o To enforce minimum design standards for streets, which include grading, widths, alignment and public improvement requirements established in the Municipal Ordinances and Codes.
- o To encourage site planning and subdivision design that best utilizes available traffic capacity on abutting streets through appropriate lot orientation, limitations on intersecting streets, and driveway locations and spacing.
- o To provide a complete interchange at Imperial Avenue and Interstate 8 so that the area to the south of the freeway can be served adequately when additional land is needed to accommodate future population growth and economic opportunities.
- o Designate Imperial Avenue, Adams Avenue, 4th Street and 8th Street as scenic roadways.

- o To encourage passenger rail service between El Centro - Calexico and El Centro - San Diego.
- o To conduct a comprehensive study of the City's street system within the next 2 years. The study should analyze existing and projected traffic conditions on all arterial and collector roads. Routes and issues of particular concern are: Improvement of traffic flow on Imperial Avenue, La Brucherie Road, and Dogwood Road, and on east-west connector streets to these arteries; benefits and impacts from development of one-way streets in the downtown area; improvements needed to accommodate increased industrial and agricultural traffic in the eastern portion of the City; extension of roads throughout the planning area; planned regional improvements to Highway 86; extension of Imperial Avenue south of Interstate 8.
- o No land use should be approved that will increase traffic on a city roadway or any intersection above the roadway's or intersection's existing design capacity at service level "C" without overriding socio/economic benefits to the City of El Centro.
- o To maintain existing roads, alleys and sidewalks so that a safe and efficient movement of vehicles and people will be provided throughout the City.

SECONDARY CIRCULATION SYSTEM

The following principles and programs concerning the City's secondary circulation system are established:

- o Coordinate with the Imperial Valley Association of Governments (IVAG) Unmet Transit Needs to establish that adequate bus service is available for all segments of the population.
- o To provide for the location of bus stops adjacent to major activity centers.
- o To support ridesharing services and other similar energy saving programs.
- o To continue the elimination of physical barriers (i.e., high curbs) around public facilities and commercial centers to improve access and mobility of the elderly and the handicapped.
- o Bikeways should link residential neighborhood areas with parks, scenic areas, schools, libraries, civic center, and other areas of congregation within El Centro.
- o To encourage the use of bicycle racks on public transit vehicles to facilitate bicycle travel.
- o Maintain bikeways as part of the City's street maintenance system.
- o Where feasible, improvements to the road surface or sidewalk, such as drainage grates, manholes, potholes, or uneven surfaces should be made.

- o To enforce minimum design standards for streets, which include grading, widths, alignment and public improvement requirements established in the Municipal Ordinances and Codes.
- o Support efforts of the Imperial County Airport to establish a crosswind (east-west) runway.

TRACKING AND EVALUATING PROGRESS

During the next 20 years the City of El Centro will strive to bring about growth in the community which will focus on the City's development potential. To ensure the City's objectives and principles are implemented, a tracking and evaluating procedure needs to be performed. Performance will be based on the completion of principles and programs within each Element of the General Plan.

In order to track and evaluate progress in achieving the long-term objective and principles of the Circulation Element, the following programs have been established:

- o One of the responsibilities of the Public Works Department is the maintenance of existing roads and alleys. This Department shall monitor the City's Capital Improvement Program to evaluate whether or not an adequate level of service is being provided and budgeted.
- o During the Development Review Process, the Engineering Department and Planning Department will review all development projects to ensure that these projects are in conformance with the Circulation Element and the El Centro General Plan.
- o Public Works, Engineering and Planning Departments should provide progress reports (i.e. updates to the General Plan) on 2-year intervals or as deemed necessary to the City Manager's Office. The reports should also contain updates on new technologies (i.e. speed bumps, reflectors, etc.), applicable to the Circulation Element and Municipal Code.
- o The City Manager's Office is responsible for coordinating the various agencies and jurisdictions in Imperial Valley, especially regarding regional concerns to the circulation system.
- o The Engineering Department shall be responsible to ensure that the proposed arterials and collector streets will be provided as development occurs in the City.

IMPLEMENTATION

The circulation plan as shown on Figure 14 represents an extensive road network in terms of both the number of intersections and street classifications. The ultimate patterns of the local street system will be dependent upon such diverse factors as ownership lines, topography, easements, land use, utilities and ordinance standards. The street system constitutes the base of the circulation system; and, in El Centro it is the prime determinant of efficient movement of people and goods in, around and through the city. There are a variety of federal, state and local programs and strategies to assist El Centro in the implementation of their circulation plan which are described below.

LOCAL PROGRAMS

Capital Improvements Program

Major efforts should be directed towards the development of a phasing Program for capital circulation expenditures, taking into account the projected growth rates, and the location of future growth as outlined by the Land Use and Housing Elements of the General Plan.

Transportation improvements, including street, bicycle and pedestrian facilities should be studied in conjunction with other major proposed capital outlays.

In general, the development of a transportation facility will ultimately depend upon:

- (1) The need for the facility at a particular point in time related to projected traffic volumes and service levels; and,
- (2) The ability to pay and the level of deferred costs over time.

Associated with the implementation of a Capital Improvements Program is a requirement for additional economic analysis related to the potential need for new revenue sources in relation to how much can be accomplished with present projected funds sources. A cost-revenue analysis, based upon present sources of funds and projected growth rates, will serve to provide some understanding as to the amount of revenue that will be available for future operating costs. The net cost or revenue amounts can then be analyzed to determine the overall magnitude of required capital expenditures.

The following is a recommended list of high priority circulation needs for the City of El Centro to be Considered in their Capital Improvements Program:

- (1) Freeway interchange improvements;
- (2) Street widening improvements;

- (3) Sidewalk improvements; and,
- (4) Street lighting improvements in urban areas.

In regard to financing the aforementioned capital expenditures the City of El Centro should:

- (1) Investigate alternative State and Federal transportation funding programs; and,
- (2) Ensure that all new development be required to bear its fair share of the cost for Circulation improvements.

Other development requirements pertaining to the dedication of or funding of transportation improvements as outlined within the Subdivision Map Act includes:

- (1) Street Dedication per Government Code 66475;
- (2) Dedication for Local Transit Facilities, including bus turnouts, benches, shelters etc. per Government Code 66475.2; and,
- (3) Fees for Major Thoroughfares per Government Code 66484. It is at the discretion of the City to create an ordinance which would require the payment of a fee as a condition of approval for the purposes of defraying the costs of thoroughfare Construction.

Five-Year Maintenance Program

In addition to the long-term Capital Improvement Program, it is reCommended that the City establish a 5-year program for the maintenance of existing and proposed transportation facilities designated by the Plan. The program will obviously Concentrate on the existing traffic network at present, and include such likely improvements as street pavement, curb, gutter, and sidewalk improvements, signs and traffic signals, landscaping, lighting, bicycle and equestrian facilities, etc.

Special Assessment Districts

Special assessments are levies placed on property to finance improvements that have a specific benefit to that property. There must be a reasonable relationship between the amount of the assessment and the benefit received by the property. Most special assessments are a result of the Improvement Act of 1911 assessment proceedings; Improvement of 1911 bonds, the Municipal Improvement Act of 1913; and/or the Improvement Bond Act of 1915.

As stated earlier, special assessments can be used only where a special benefit is conferred on a parcel of property as a result of the facility to be constructed. Consequently, the use of special assessments has been traditionally limited to local streets, sidewalks, curbs, gutters, drainage and local sewer facilities.

However, they may also be used to finance lighting, gas supply, fire protection, waste supply, fallout shelters, retaining walls, ornamental vegetation, navigation facilities and stabilization of land among other uses. In cases, however, the following principle requirements must be met for the special assessments to be valid.

- o Total assessment must not exceed the costs of the public improvement;
- o The improvement must beneficially affect a well defined and limited area of land;
- o The actual assessment must be proportional to the benefit received; and,
- o The landowner being assessed must be given an opportunity for a hearing.

Obligation Bonds and Revenue Bonds

Long-term debts occur in the form of the sale of fixed income securities or bonds. There are two major types of bonds: (1) the "general obligation" or "full faith and credit" bond, for which repayment is guaranteed by the total resources of the issue unit, and (2) the "revenue" or "non-guaranteed" bond, which is backed only by particular revenues that are associated with the project to be financed. The major, unique characteristic of these long-term instruments is that they are exempt. That is, interest earnings from municipals are exempt from federal income tax and from state income taxes in the state of issue. The result is that the effective yield of these bonds to the bond holder is significantly enhanced.

General Obligation Bonds

State enabling legislation allows local governments to issue general obligation bonds. These bonds are guaranteed by the "full faith and credit" of the issuing unit (by the full taxing power of the government unit). For this reason, they carry a relatively low risk of default, and therefore a relatively low interest rate. This low interest cost, plus some flexibility in the management of repayment sources, makes this type of bond most advantageous to local governments. They are heavily relied on for financing a variety of capital improvements, especially those projects that are not self-financing through user charges.

Special Tax Bonds

Bonds that are payable from a specific tax source are called "special tax" bonds. If, in addition, they are guaranteed by full faith and credit, they are considered as general obligation bonds. For example, road improvement bonds may use an earmarked gasoline tax for repayment, but also carry an additional guarantee by full faith and credit. "Special assessment" bonds are repaid from assessments levied against properties that receive the benefits of a capital improvement. "Tax increment" bonds are retired with the incremental tax revenues generated by new

development. These non-guaranteed special tax bonds generally carry higher interest rates than guaranteed bonds.

Revenue Bonds

Revenue or non-guaranteed bonds are not backed by the full faith and credit of the issuing unit, but rather by specific revenues that are generated by the capital project, as well as a mortgage on the property. Financially self-sufficient projects, such as water systems, solid waste systems, municipal airports, transit systems, and other public enterprises with user charge financing, fall into this category. The advantages of revenue bonds include the indirect assessment of interest costs to the direct users of the facility, and the exemption of this type of bond from the state-imposed legal debt ceiling. The disadvantages include the higher interest rates required to attract investors and ensure adequate financial performance.

Continued Liaison With Other Agencies

Throughout the Circulation Element, it was noted that currently there are ongoing studies being undertaken by CALTRANS and other agencies associated with transportation. In view of the fact that development within the City will continue, the following is recommended:

- (1) Continue to monitor the California Transportation Commission hearings;
- (2) Provide input as merited; and,
- (3) Coordinate closely with the California Department of Transportation, and other related agencies.

General Plan

The General Plan responds to the requirements set forth by the State of California Government Code Section 65300, which states that each "City shall adopt a comprehensive, long-term General Plan for the physical development of the (County or) City...". By designating major circulation routes on the General Plan, these corridors can be protected as development occurs through special setbacks, or their dedication and improvement can be required as a condition of development approval.

Subdivision and Zoning Ordinances

These ordinances enable the City, through their review and public hearing procedures, to plan for road extensions, provide continuity in the road system, and establish a hierarchy of local, collector and major roads. Proper use of these ordinances will establish development requirements along each type of road and can limit access points, specify appropriate land uses and/or setbacks, and other regulate new development so that roads can function according to their standard of design.

Development and Environmental Review Procedures

The City's Development and Environmental Review Procedures are designed to allow for early recognition of potential problems and to provide for solutions or mitigating measures needed to accommodate new development. In association with this review, the City should encourage the consideration of alternative alignments which could reduce traffic impacts. Alternatives such as pedestrian and bicycle routes, or provisions to facilitate public transit are other means of reducing automobile impacts.

STATE PROGRAMS

Grade Separation Funds

Section 2452 of the California Streets and Highways Code requires the Public Utilities Commission to establish, prior to July 1 of each year, a priority list of projects which the Commission determines to be most urgently in need of separation or alteration. The list contains projects on city streets, county roads, and State highways which eliminate existing or proposed grade crossing, eliminate grade crossings by removal or relocation of streets or railroad tracks, or alter or reconstruct existing grade separations.

Subdivision Map Act

The Subdivision Map Act, California Government code, Section 66485, State that a local ordinance may require the payment of a fee as a condition of approval of a final map or as a condition of issuing a building permit for purposes of defraying the actual or estimated cost of constructing bridges over waterways, railways, freeways, and canyons, or constructing major thoroughfares.

Redevelopment Area Funds (Tax Increment Revenue)

Reduced property tax revenues (from Proposition 13) and the growing infeasibility of traditional techniques for financing infrastructure have stimulated interest in and use of redevelopment authority. Redevelopment activity is generally financed through tax increments--the growth in property tax revenue from rising property assessments in the redevelopment project area. Although Proposition 13 reduced the property tax rate and capped the rise in assessed value at 2 percent annually for property continuously-related tax increments. New construction in redevelopment project areas expands the tax increment revenues.

Tax increment financing is obtained by freezing the assessed value of property in the project area at the time the redevelopment plan is adopted. Any property tax revenue produced by an increase in value over the frozen base may be used by the redevelopment agency to repay indebtedness it incurs in redeveloping the area. The exception is that 20 percent of such revenue must be used to increase and improve low- and moderate-income housing in the project area, as provided in

Section 33334.2 of the Health and Safety Code. When all project area indebtedness is repaid, the assessed value base is unfrozen, and the tax increment is paid to all local taxing entities. Until that time, however, tax revenues above the level received in the base year go to the redevelopment agency.

Independent Authorities

California law permits local agencies to enter into agreements under the Joint Exercise of Powers Act to exercise any power common to the parties to the agreement. This law would permit local agencies to join together to provide for the provision of local infrastructure and public services, thereby reducing overall costs.

FEDERAL PROGRAMS

Community Development Block Grants/Small Cities Program

The primary objective of this program, Title I of the Housing and Community Development Act, is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities particularly for persons of low and moderate income.

Small cities develop their own programs and funding priorities, i.e. acquisition, rehabilitation construction of certain public works facilities and improvements, clearance housing rehabilitation, code enforcement relocation payment and assistance, administrative expenses, economics development, completing existing urban renewal projects and certain public services within certain limits.

Federal Revenue Sharing Funds

The primary objective of this grant under the Revenue Sharing Act is to provide financial assistance to general purpose local governments. Any person, group, or agency may seek Revenue Sharing Funds from a recipient local government and must be allowed to participate in a public hearing on the use of these funds. The final decision about how the recipient government is to use the Revenue Sharing Funds is made by its governing body.

Economic Development Administration Grants

The primary objective of this program is to assist in the construction of public facilities needed to initiate and encourage the creation of permanent jobs in the private sector in designated geographic areas where economic growth is lagging behind the rest of the nation.

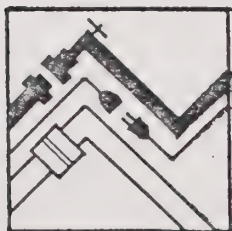
Grants have been awarded for project improvements, such as public facilities for water and sewer systems, access roads to industrial parks or areas; port facilities; railroad sidings and spurs, public tourism facilities; vocational schools; and, site improvements for industrial parks.

Federal Aid Urban Funds

This program was developed in order to improve state highways and local roads. The funds are appropriated by congress and is administered through Caltrans, who then allocates the funds to local agencies.

Federal Bridge Replacement Programs

The program was established by the Federal Highway Act of 1972. The funds are appropriated by congress and administered through Caltrans, who then allocate the funds to local agencies. Funds are distributed to local agencies who qualify under the Sufficiency Rating System. Those local agencies who are eligible for the funds must contribute 20 percent of the total cost involved. Additionally, all the engineering work must be completed by the local agency and approved by Caltrans.



**public facilities
element**

PUBLIC FACILITIES ELEMENT

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VI. PUBLIC FACILITIES ELEMENT

SUMMARY

The purpose of the Public Facilities Element is to set up a long term plan to coordinate the delivery of public services utilizing public facilities that are scaled to El Centro's population needs and standards. These are public services which promote and protect the health, safety, and general welfare of all citizens of the community.

The Element provides principles and programs of public service and facility development for the City of El Centro to direct and promote its desired future. The Element also provides a means of tracking and evaluating progress in achieving long term goals.

The objective of the principles and programs is to provide for many of the educational, recreational, cultural, safety and governmental needs of the community. Facilities and programs required to meet these requirements include developing and maintaining parks and recreational facilities, public schools, libraries, fire stations, police stations, water delivery systems, wastewater collection systems, and civic buildings.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of public facility development and maintenance are:

- o Coordinating the expansion of public facilities with the land use and growth management plans.
- o Locating facilities where they will provide maximum services with the greatest efficiency.
- o Developing cultural and recreational facilities oriented toward the special needs of the various ethnic and age groups within the community.
- o Welcoming and encouraging cooperation with the private sector in developing and maintaining parks and other public facilities, as an alternative to public action.
- o Encouraging adequate outdoor recreation space in all residential developments within zoning and subdivision regulations.
- o Providing increased facilities for recreational use by allowing utilization of school facilities and thus encouraging a wider participation in various programs.
- o Locating branch libraries within or adjacent to shopping facilities to increase access to expected library patrons.

- o Increasing police and fire facilities and services up to statewide minimum standards.
- o Bringing sewer and water systems up to anticipated service requirements and providing basic repairs.
- o Monitoring plans for future geothermal development to appropriately plan for the adequate provision of public services.
- o Participating on the general plan revisions and possible expansion of the Naval Air Facility to mitigate taxing impacts on the City's public services.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate City progress in achieving long-term goals, some of the following programs have been established:

- o An annual long range capital improvements report which provides an analysis of historic capital improvement records and future short and long-term capital improvement needs.
- o An annual set of population projections based upon credible and desired trends.
- o An annual short-term general plan progress report in which major General Plan assumptions (population and growth) are evaluated in light of the previous year's changes and the new year's trends.
- o An annual assessment of the condition of existing facilities (i.e., life expectancy, maintenance needs, relevance to present needs).
- o An annual resident's survey which asks about public facility needs and programs, and user satisfaction with present facilities and programs.
- o An annual survey of local, state and national standards, trends and innovations for public facilities and programs.
- o An annual survey of all public and private coordinated efforts in the El Centro area in providing similar public facilities.

Note: Please refer to the General Plan Bibliography for references which appear in the Public Facilities Element

INTRODUCTION

The Public Facilities Element identifies and analyzes the public facilities needs of the City of El Centro. The following discussion provides a general overview of the City's existing public facilities and the relationship of the Element to the General Plan.

RELATIONSHIP OF THE PUBLIC FACILITIES ELEMENT TO THE GENERAL PLAN

The Public Facilities Element of the General Plan is justified by the need to keep City facilities and programs current with citizen needs. Needs, standards, expectations, facilities and programs are all continually changing. The Element is an important tool in managing this change. It assists in providing a long term perspective in the midst of the many daily options which are presented.

The Public Facilities Element is a comprehensive type of element which provides a broad perspective on the City's direction. For example, it is distinguished from the Circulation Element, which focuses on a single public service category. In the Public Facilities Element, a reader would gain a rapid appreciation for the extent of public services provided to each citizen who lives in the City. It is a valuable tool for considering growth issues.

EXISTING CONDITIONS AND TRENDS

El Centro was incorporated in 1908 and has an existing set of public facilities and programs. These are found in a situational context of economic and social trends, standards and expectations. All of these are briefly summarized here as a foundation for the present public facilities element.

The City of El Centro presently has the following facilities and programs:

Parks and Recreation

Shown in Table 40 is an inventory of park areas within the City of El Centro. There are 10 public parks comprising about 81.5 acres. Assuming the city's population is approximately 28,050 people, there are about 2.9 acres of park land for each 1000 people. However, because several parks are built in conjunction with schools, thus increasing effective park acreage, the present total inventory of park lands is adequate for the city's needs. However, the geographic distribution of park lands within the city is quite uneven, as indicated in Table 41. Furthermore, actual park lands in the city are less than indicated because totals include parks which are not fully developed.

TABLE 40

CITY-WIDE INVENTORY OF PARK LANDS

| <u>Parks</u> | <u>Acres</u> |
|---------------------|--------------|
| Gomez Park** | 2.66 |
| Frazier Field+ | 3.55 |
| Adams Park | 9.33 |
| McGee+ | 5.31 |
| Debbie Pitman+ | 4.73 |
| Stark Field | 11.44 |
| Bucklin* | 20.83 |
| Ward Swarthout Park | 15.49 |
| Desert Gardens**+ | 3.43 |
| Aguilar Park | <u>4.75</u> |
| Total | 81.52 |

* Regional Park

** Undeveloped

+ Built in conjunction with a school

TABLE 41

GEOGRAPHIC DISTRIBUTION OF PARK LANDS

| <u>Planning Area</u> <u>Acres/1000</u> | <u>Park Acres</u> | <u>1980 Population</u> | <u>Approx.</u> |
|---|-------------------|------------------------|----------------|
| 1 | 4.75 | 2969 | 1.6 |
| 2 | 3.55 | 3166 | 1.1 |
| 3 | 15.49 | 730 | 21.2 |
| 4 | 9.30 | 2750 | 3.4 |
| 5 | 4.73 | 2535 | 1.9 |
| 6 | -- | 1961 | .0* |
| 7 | 11.44 | 2426 | 4.7 |
| 8 | 7.97 | 2385 | 3.3 |
| 9 | 24.26 | 5074 | 4.8 |

*However, there are extensive recreational and open space areas in Planning Area 6 associated with the Senior and Junior High Schools

Source: El Centro Planning Department

City Park Plans in High Need Areas: A large ballfield has been completed adjacent to the community center. So that the Community Center can further expand as a neighborhood focal point for many social and cultural activities, a gymnasium has also been considered. In addition, the land extending east from First Street, just north of Ross Avenue, to the city boundary at Dogwood Road, is proposed as a neighborhood park (and as a buffer to industrial use to the south). It is presently undeveloped and is known as Gomez Park.

In planning area 1 the Lift Station site has been developed as Aguilar Park.

Parks which need to be upgraded or finished include: Frazier Park on 6th Street, a little league field; and, Gomez Park, a recent neighborhood park by the fire station on Hope Street.

City Park Plans in Other Planning Areas: There are currently two public swimming pools within the City. The first, "The Plunge," is located in Adams Park and was recently refurbished by the City. The second, located at Central Union High School, is operated by the City for public use during the summer months.

Future Parks: As the City grows, the inventory of park lands will have to be increased significantly. The General Plan indicates seven new neighborhood parks distributed through the City's area of influence. The Plan also proposed a new community park to be located east of the existing City limits, at the juncture of several canals. This site poses a unique opportunity for a water-theme recreational area. This park should also attract good quality residential development and help achieve the goal of balancing new development around the Central Business District.

Educational Facilities

The Land Use Inventory indicates that there are 9 existing public school sites which occupy a total of about 136 acres (see Table 42). Of these, the El Centro School District operates 7 schools for approximately 5,000 students, grade K-6; one middle school, grades 5-8; and one junior high school, grades 7-8. The high school district operates two campuses, grades 9-12: one regular school on a 33-acre site, which serves approximately 2,392 students, and one continuation school on a 3-acre site serving 200 students.

Because the service areas surrounding the existing schools are developing and still contain vacant residential land, the related population growth implies that there will be a need for additional school facilities. A related factor in this assumption is the fact that the overall family sizes and number of children per household enrolled in school have been increasing steadily for a number of years. Also, population growth outside the existing area may mean additional school facilities will have to be constructed in the future.

Future School Enrollments: Future school enrollments will be affected by current and future birth rates and the extent of migration (both in and out) of families with school aged children. Recently, birth rates for both Imperial County and California have stabilized and increased after a twenty year period of slight decline. In the future, some demographers expect birthrates to increase above current levels. However, others think that such rates are cyclical, rising and falling in response to changing social and economic conditions.

The large increase in the number of people between 15 and 34 years old may indicate strong future population growth due to "demographic momentum". Many demographers expect that the recent decline in birth rates is due to postponing rather than foregoing having children. The childbearing years may have shifted from the early and middle twenties to middle and late thirties. If this turns out to be the case, a large portion of the current population will reach "delayed" childbearing age over the next ten years. (for example, the age group 20-29 years, who will be 30-39 years old in ten years, is currently about one third larger in number than the existing 30-39 age category). Furthermore, the large number of young people currently between the ages of 14 and 20 years will reach their middle and late twenties within a decade. In the interim, values and attitudes may change so that these people will begin having children, too. As a result, birth rates may significantly change over the next decade and have an impact on school enrollment.

The possible effects of migration may significantly impact school enrollments. Until recently, out-migration has served to reduce the number of young adults and probably to decrease the birthrate. On a county-wide basis, young people moved away and were replaced by older people, keeping the county's population fairly constant. Recently, however, this out-migration has slackened, and in fact, the number of young people may have increased because of migration into the county. In the future, in-migration of people of child-bearing age may be accelerated because of geothermal development or changes in agricultural land ownership and production practices, or the development of a substantial local recreation and tourist industry to include but not be limited to the following activities: "Snowbird" migrations; hunting; twin plant operations; NAF operations; gold-mining, north of Glamis; geothermal energy development; water conservation activities, and on-going construction/development.

All this suggests that long range projections of school enrollment may be inaccurate due to fluctuating factors. The city may be in a period of demographic and socio-economic development transitions.

Rather than basing estimates of future enrollments on strictly demographic projections in which the values of important parameters are unknown, the estimate, as shown in Table 43, is based upon the "carrying capacity" of the proposed Land Use Plan and estimates of the number of school children likely for each type of housing unit.

TABLE 42

SCHOOL FACILITIES, ENROLLMENTS, AND LAND ACREAGE

| <u>School Facilities</u> | <u>Enrollment</u> | <u>Acres</u> |
|---|-------------------|--------------|
| <u>El Centro Elementary School District</u> | | |
| De Anza School | 460 | 9.6 |
| Desert Garden | 530 | 7.2 |
| Harding | 520 | 8.2 |
| Margaret Hedrick | 570 | 12.0 |
| Lincoln | 560 | 8.1 |
| McKinley | 615 | 19.6 |
| Washington | 505 | 9.9 |
| <u>Junior High Schools</u> | | |
| John F. Kennedy | 446 | 17.2 |
| Wilson | 750 | 11.2 |
| Elementary School District Total | 4,956 | 103.0 |
| <u>High School District</u> | | |
| Central Union | 2,276 | 32.9 |
| Park Avenue Continuation | 211 | - |
| High School Total | 2,487 | - |

With a population of approximately 28,000 people, the current housing stock consists of 58.8 percent of single family homes; 33.1 percent of multiple family units, and 8.1 percent of mobile homes and trailers. By the end of the century, the population of the City of El Centro is expected to increase by approximately 8,000 people. About 2,700 people will be housed in approximately 900 apartment units and the remaining 5,300 people will be housed in 1,750 single family units to be constructed within the already developed area in the city limits. Additional residents will be accommodated in apartments and single family units and mobile homes throughout the area of influence.

New Schools: By the year 2000 (1987-2000 period) four new elementary schools, with a capacity of approximately 600 students each and with added space for expansion, would be needed. This is based on an annual growth rate of approximately 2.2 percent and an accumulated population increase of 8,000. Since a one percent population growth generates from 60 to 100 students, the yearly

enrollment increase ranges from 132 to 220 additional students. In thirteen years or by the year 2000, the approximate enrollment would increase by 1,716 to 2,860 students. In 1987, the total enrollment was 5,000. Based on the above calculation, the total enrollment by the year 2000 will range between 6,716 to 7,860 students.

TABLE 43
AVERAGE SCHOOL ENROLLMENT PER HOUSING UNIT

| <u>Type of Unit</u> | <u>Elementary School Students per Household</u> | <u>Junior and Senior High School Students per Household</u> |
|---------------------|---|---|
| Single Family | 0.7 | 0.3 |
| Multiple Units | 0.2 | 0.1 |

If population growth is accelerated to 3.45 percent, the increase in enrollment will range from 2,691 to 4,485 in the period covered from 1987 to the year 2000. Approximately six new schools may be needed to serve such enrollment increase. However, the existing land use plan indicates only one new school site. Based on the projected population growth and the related elementary school enrollment growth, larger and more widely spaced schools should be planned for. Other factors corroborating this statement are: 1) An existing trend toward somewhat bigger schools; and 2) proposed residential development, around the periphery of the area of influence, with higher density than in the past.

The State of California requires that elementary and junior high schools adhere to the proscribed criteria for development and service requirements as follows: Elementary schools sites are to serve a student population ranging from 600-650 students and are to be located on 10-acre lots. The junior high and middle schools serve an approximate student force ranging from 800 to 1,000 students and are to utilize 20 acre lots for their functions.

The existing number of schools in the Elementary School District is 9 (grades: K-6), 1 junior high school (grades: 7-8) and one middle school (grades: 5-8). In addition, there are 49 trailers or relocatable modules within these school sites.

The School District is currently proceeding with the development and Construction of a new elementary school (K-6), Dr. Martin Luther King Elementary School. The new school site is located on the northwest side of the City at Villa Avenue and La Brucherie Road. It is projected to accommodate 670 students and to be completed by January of 1989. Based on population growth indicators, it will

be running at capacity by the time of its completion and will necessitate relocatable modules.

In addition to King School, \$7,000,000 have been allocated to the El Centro Elementary School District for construction. \$3 million will be used to renovate existing schools and \$4 million to construct (an) other elementary school(s) (K-6). By the year 2000, the School District is planning the Construction of three additional elementary schools and one additional junior high school.

As an alternative to new schools, it may be feasible to expand some or all of the existing schools. Discussion with school officials indicated this approach was preferred because of both financial problems and a need to comply with mandated integration requirements. However, sites are indicated by this General Plan in case this approach is used or if some additional sites are eventually needed.

For the 1992-1993 academic year, high school enrollment is expected to increase by about 685 students reaching an approximate total enrollment of 2487 students. The present high school is over its capacity of 2200 and currently serves 2392 students. It has the possibility of expansion to sufficiently accommodate a total of 2400 students. However, since estimates for the next 7 years indicate an approximate increase of 685 students per year, the High School District has planned for the construction of a new high school.

The new high school is to be located in the southwest portion of the City, at the corner of Ocotillo Avenue and La Brucherie Road. It will be contained within 43 acres and is projected to have a maximum enrollment capacity of 1500 students. Although the site has been selected and State approval has been granted, the funding has not been allocated, as of yet. However, allocation is anticipated by January of 1988.

Library

The city of El Centro has one main library located in the center of town, and a County library in the western part of the City. This facility contains 14,066 square feet with approximately 80,000 books and periodicals, and provides regional services to Imperial County.

The original library building is in need of rehabilitation. It was built in 1910 and represents an important example of early Imperial Valley architecture.

Major increases in the city's population will mean the library facilities will have to be expanded. If and when the city's population exceeds 50,000 people, it may be wise to establish a branch library to serve portions of the city some distance away from the central area. Currently there is a small but heavily used children's branch library located in the Community Center.

A branch library should serve a minimum of 25,000 people within a radius of one and a half miles. Both pedestrian and auto access to the branch should be high. An excellent branch location is within or adjacent to a community or regional shopping center or near the government buildings along Main Street. The branch should be built where it can be clearly seen, with a street entrance, and as little setback as possible. Parking lots equal in area to the floor area of the library including space for bicycles and delivery trucks, should be provided close by.

Police Facilities

The Police Department Headquarters of the City of El Centro are located north of City Hall. They contain five divisions: Patrol, Investigation, Records, Dispatch, Property Storage and Identification. Police protection needs may exceed those estimated on the basis of nominal manpower ratios and official population estimates. The City's sizable seasonal migrant worker and visitor population, a large influx of daily commuter workers, and an unknown number of undocumented workers adds to the need for police protection.

The primary determinant of police manpower needs will continue to be residential population growth. Along with the incremental increase in sworn personnel will be a need for additional support staff, and new police equipment for field, record-keeping, communication and investigative use. Space needed for office, training and equipment maintenance will also grow in relation to population growth.

There appears to be limited potential for the expansion of present police headquarters beyond the borders of the present site. To accommodate the manpower increase as projected above, the expansion potential of the existing police facility should be evaluated in detail and a strategy for eventual expansion should be developed.

Fire Stations

The City of El Centro has two fire stations with 35 sworn fire personnel. One is located at Eighth Street and State Street, and the other is located at 900 Dogwood Road. The fire equipment includes three manned engines, one reserve ladder truck, two reserve engines, and one reserve squad.

Two additional fire stations are proposed to be located around the periphery of the existing city. The location of these stations has been proposed by the Fire Chief and are generally compatible with plans for the city's expansion. However, the location of the new station on East Main should be re-examined to insure it will adequately serve the proposed large residential district east of the city. It may be appropriate to locate this station further east on main to more closely correspond with the center of its service area. The currently designated location is relatively close to an existing station.

Civic Center

The City of El Centro presently has a City Hall, Police Station, County Government Complex, County Court House, and Imperial Irrigation District Headquarters, all centered on Main Street. These civic uses represent a central civic complex in the City of El Centro.

The General Plan indicates a grouping of government buildings, offices, and open space in an integrated Civic Area. This area contains many varied uses of land; however, all are in locations where they constitute an important feature of the city's basic structure. There is an intimate relationship between the public buildings, schools, commercial, and residential blocks in this area. It is proposed that this section of the city become a focal point where all of the structures and uses will be designed and maintained at a high level of visual quality.

The City is currently evaluating four proposals to create a "Civic Center Zone," in place of a current zoning overlay. Specific uses and performance standards will be required for this special zone. The existing City Hall will probably require expansion to meet the requirements of the expanded population. The City is currently investigating the potential for expansion to adjoining properties.

Cultural Facilities

The City of El Centro presently supports an archaeological museum, a Community center, a variety of informal theatre and recreation groups, and a great number of community groups. However, space to house these activities has been in short supply and scattered throughout the city. (For example, meeting rooms at the Community Center are often used to full capacity and require booking far in advance.)

The City is investigating the possibility of a single Cultural Center which would house many of the city's publicly supported activities and also be available for private groups. Among the possibilities being considered for the facility are: a theatre/auditorium/performing arts center, an expanded archaeological/historical museum, a convention center, an expanded senior citizens' center, and multi-purpose meeting rooms. Various combinations of these uses are being evaluated and possible sites and funding sources are being investigated.

The location of such a facility is critical to its success. The Cultural Center should be served by a major thoroughfare and be as near to the center of its service area as possible. The service area is defined by a distance of approximately one hour of driving time.

Sewer Facilities

The City of El Centro presently has full sewage treatment capabilities. Its system includes a secondary treatment plant. This system is capable of safely handling a capacity of 5 million gallons per day (MGD) or a population of 34,600. A map of the system is shown in Figure 19.

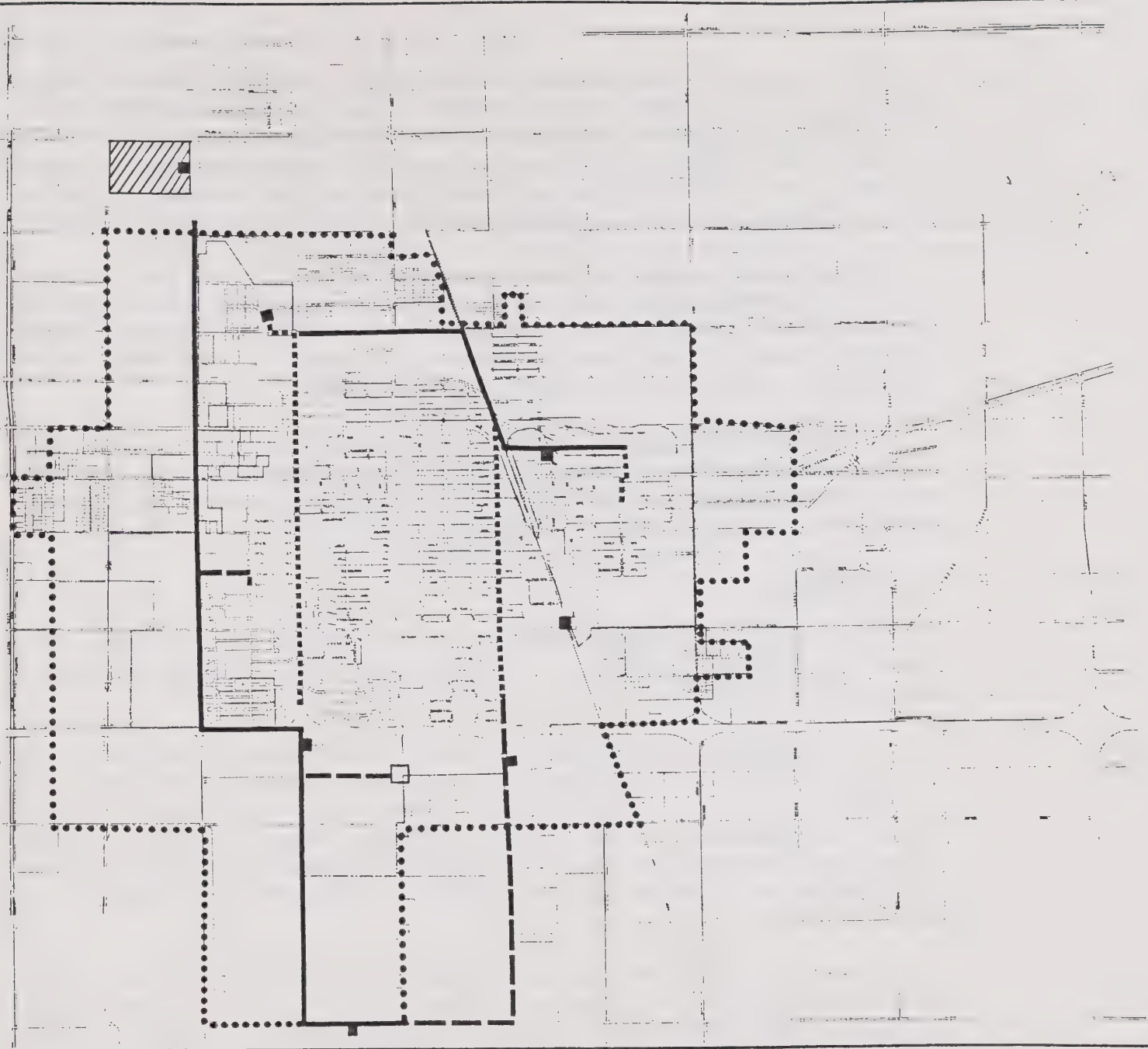
El Centro and many other cities in Imperial Valley generate more wastewater per capita than most comparable communities in the State. Peak flows are sometimes twice that which would be expected. The high average unit flow, 151 gallons per capita per day, is attributed primarily to the infiltration of groundwater.

The slope of pipes in the system is minimal including some places where there is none. Records show there might even be places where the slope opposes flow. It is believed that such circumstances create sewer surcharges; which cause lower velocities of flow; which, in turn, promotes the settling of grit and other solids to the bottom of the pipe; and finally, which reduces the effective capacity of the overall collection system.

In order to ameliorate the existing sewer problems, several lines will be repaired. The City should pay special attention to the details of sewer construction in order to insure that those lines are as infiltration-proof as can reasonably be achieved. These improvements will reduce the flows on a per capita basis in coming years, thereby extending the capacity of the sewers and the sewage treatment plant.

In 1976, the City Council contracted with Design Sciences, a Division of Jacobs Engineering Company to prepare a master plan for the expansion and improvement of the City's sewer system. The ultimate area of service was designated to include those areas which the city anticipated would be annexed within 20 years. This urban service area would accommodate a population of about 35,000 people on three classes of land consisting of industrial, commercial, and residential.

Predicting the needs of El Centro's sewer system was accomplished by correlating population, land uses and the wastewater generated by each class of user. Population estimates were based on a uniform growth rate of 2 percent per year. According to the present sewer plan, most future development will occur in the west and in the south. However, no provisions were made for substantial city expansion to the east. In order to properly balance future development, additional sewer facilities will be needed in the east. Studies will need to be conducted in order to formulate a sewer plan that will best service this area.



— — — Proposed Sewer Lines
 Projected Service Area

Existing Sewer Lines
 — No Repair Needed/First Priority Maintenance
 Second Priority Maintenance
 ▨ Wastewater Treatment Plant
 □ Proposed Lift Station
 ■ Existing Lift Station

Sewer System

[0 2000] 4000]



city of el centro planning area

figure 19

As the city grows, so must its sewers. Sewer construction, however, cannot be staged as easily as water system expansions. If the area under development now is in a location remote from the treatment plant, the pipe line serving that area must be sized for that area plus all the areas in between. Because sewers rely primarily on gravity flow between the point of origin to the point of disposal, the pipeline cannot be built in segments but instead must be constructed completely end-to-end.

Figure 19 illustrates the new proposed sewer lines that will accommodate future growth within the area of influence. The service area, as it is currently drawn does not encompass all of the areas envisioned for growth. Therefore, future development outside of the existing service area will occur only after sewer services are provided by either the City or a subdivision developer.

Most of the soils in and around the City of El Centro are Class III soils. Class III soils generally have slow to moderately slow permeabilities and high water tables. They pose problems for septic tanks. Usually only central sewage systems are suitable for homes in areas with Class III soils.

Water Facilities

The City of El Centro presently has a comprehensive water system. This system is capable of providing a capacity of 17 MGD, serving an effective population of 50,000.

The City's present water supply comes from the Colorado River, delivered to the water treatment plant via the Date and Dahlia Canals. Municipal water requirements represent a small proportion of the overall water usage in Imperial Valley and projections by the Imperial Irrigation District indicate no supply problems over the next thirty years. The planned addition of another five million gallon remote water storage tank further insures an adequate water supply for the City of El Centro.

The City of El Centro's estimated population in 1986 is 28,050 people living within its city limits. This population is expected to increase by 8,000, reaching an approximate population of 36,000 people by the year 2000 (given that the present annual population increase of 2.46 percent continues unchanged). However, this projection may be low given a significant change in the regional economy and development of new industry. The land use plan projects an ultimate population of about 30,000 people living beyond the city limits in the city's area of influence. Growth in this area of influence by the year 2000 in addition to growth within the city limits can be expected to increase the demand for a variety of public services and facilities.

Assuming that efforts to upgrade the water system are successful, there are no obvious physical obstacles or problems to meeting existing and future public facilities needs. Water and sewer distribution system improvements will have to be programmed and budgeted as part of implementing the General Plan. This will necessitate ongoing analysis and monitoring of additional funding requirements and implementation measures for the extension of such services as fire and police protection as well as sewer and water improvements indicated in the Master Water and Sewer Plans. The next phase of expansion should occur to the east if the General Plan goal of balancing development is to be achieved.

PUBLIC FACILITIES PRINCIPLES, PROGRAMS AND PLANS

PARKS AND RECREATION

In developing a program for the maintenance and expansion of public parks and recreational facilities within the existing City, the following objective is established:

- o To establish land areas and programs for the types of recreational activities and facilities that will provide adequate year round public recreation for all age groups.

In order to pursue this objective, the following principles are established:

- o To provide accessible playground and public recreation facilities within suitable distance of all residential areas of El Centro.
- o To plan for the appropriate expansion of existing recreation facilities and park areas to meet statewide parks standards (see Appendix A for Park Standards).
- o To develop cultural and recreational facilities oriented toward the special needs of the various ethnic and age groups within the community.
- o To continue high standards of maintenance for facilities and grounds in the public park land with the greatest efficiency in order to insure that tax dollars are spent most effectively.
- o To welcome and encourage cooperation with the private sector in developing and maintaining parks as an alternative to public action.
- o To provide in the zoning and subdivision regulations an adequate outdoor recreation space in all residential developments.

EDUCATIONAL FACILITIES

The need for future school facilities is based on projected school enrollments at the anticipated population holding capacity for the city as identified in the General Plan. The responsibility for providing elementary, junior high and high school facilities lies with the El Centro Elementary School District and the Central Union High School District. The objective of the General Plan is as follows:

- o To support the local school district by making studies to determine the most appropriate location and distribution of school facilities to serve the educational programs for all citizens of El Centro.

In order to implement the above objective, the following principles are established for public educational facilities:

- o To protect elementary school plant investments by preserving the character and quality of residential development and by not permitting incompatible non-residential uses to encroach within school service areas.
- o To coordinate the use of school and park recreational facilities.
- o To endorse the widest utilization of all school facilities by all citizens.

LIBRARY

In order to meet the requirements of the residents of El Centro, the following objective for library services is established:

- o Insure adequate facilities located in accordance with library standards and equipped with books, reference materials, and educational devices to serve all the residents of El Centro.

To accomplish the objective of the Plan, the following should govern the location and acquisition of branch library sites:

- o Branches should be easily accessible by automobile and public transportation routes on or near a major or secondary thoroughfare and near a major intersection. Adequate off-street parking should also be provided.
- o Branch libraries should be located within or adjacent to shopping facilities.
- o The main purpose of the branch library is to augment the central library services by providing expanded programs to the public at large.

POLICE FACILITIES

The following objective for police facilities is established:

- o Ensure the highest standards of performance by providing the police department with personnel, equipment and facilities that would assist them in protecting the health, safety, and the general welfare.

In order to achieve this objective, the following principle is established:

- o The planning and design of police facilities should take into account a service area which includes the City of El Centro and its sphere of influence.

FIRE STATIONS

In order to implement public facilities needs, the following objective for fire prevention facilities is established:

- o To continue to protect the health, safety, and general welfare of the citizens of El Centro, it is recommended that the City support the highest standards of personnel training, performance, and facilities.

In order to achieve adequate fire prevention, the following principles are established:

- o Promoting the continual efficiency of personnel and the upgrading of the fire fighting equipment facilities by expanding the budget to permit the acquisition of additional equipment and the training of employees.
- o Establishing and maintaining the optimum fire insurance rating for the community.

CIVIC CENTER

In order to implement public facilities needs, the following objective for civic center facilities is established:

- o A variety of buildings are necessary to satisfy the requirements of the many diverse governmental agencies within the City. The location of each building should be determined by its function.

In order to achieve this objective, the following principle is established:

- o Developing and adopting a Precise Plan under the provisions set forth in Chapter 4, Article 2, Section 65850(f) of the State Planning Act. Through the creation of a Precise Plan, the community would, under state law, be able to more carefully regulate new structures proposed for the area and guide major changes in land use that may be submitted in the future for any of the land within the boundaries indicated on the General Plan Map.

CULTURAL FACILITIES

In order to implement public facilities needs, the following objective for cultural facilities is established:

- o A variety of building types is necessary to satisfy the requirements of the many diverse cultural groups and activities within the City. The location of each building should be determined by its function.

In order to achieve this objective, the following principle is established:

- o The location of such a facility is critical to its success. It should be near a major thoroughfare and the center of town.

SEWER SYSTEM

In order to implement sewer facilities needs, the following objective is established:

- o To provide for expansion of the sewer system to serve city growth, future development outside of the existing service area should be permitted only if sewer services are provided by either the city or a subdivision developer.

In order to reach this objective, the following principle is established:

- o Planning and design of new sewerage facilities should consider the desired direction and type of growth, and provide capacity to accommodate this growth.

WATER SYSTEM

In order to implement water facilities needs, the following objective is established:

- o To maintain water treatment capacities adequate for planned urban growth, and upgrade existing water distribution systems throughout the city.

In order to reach this objective, the following principles are established:

- o Low water pressure in older portions of the city should be corrected through the annual and five-year work programs.
- o Where needed, "looping" of water lines to maintain pressure and insure adequate delivery should be part of the routine procedure for expanding or upgrading the water delivery system.

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Public Facilities Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule, for example, once a year. People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of city decision makers.

Some of the instruments which could be created to track the progress of the City in meeting General Plan objectives are the following:

- o A long range capital improvements report which would provide an analysis of historic capital improvement records and future short and long term capital improvement needs by category.
- o An annual set of population projections based upon several different growth and change scenarios.
- o An annual short term general plan progress report in which major general plan assumptions (population and growth) would be evaluated in light of the previous year's changes and the new year's trends.
- o A regular assessment of the condition of existing facilities, i.e., life expectancy, maintenance needs, relevance to present activities.
- o A resident's survey which asks about public facility needs and programs, user satisfaction with present facilities and programs.
- o A semi-annual survey of local, state and national standards, trends and innovations for public facilities and programs.
- o An annual survey of all public and private coordinated efforts in the El Centro area in providing similar public facilities as are detailed in the general plan.

It is suggested that the Planning Department and the City Manager's office take the lead in initiating and developing this program within the City.

IMPLEMENTATION

Implementation of the Public Facilities Element requires acquisition of funds from diverse programs and agencies at the local, state and federal level and inter jurisdictional cooperation. Key programs to assure a balanced implementation of Public Facilities includes the following.

Capital Facilities Financing Program

The City of El Centro should prepare an overall Capital Facilities Master Plan which includes all financing options available to assure public facilities are consistent with development and general usage.

Developer Fees

Use of developer fees can assist in financing acquisition, development and maintenance of parks, schools, libraries, fire stations, water and sewer delivery system. The City of El Centro should establish specific criteria in the use of developer fees for these public facilities.

User Fees

The City of El Centro should evaluate whether additional user fees for public facilities may be appropriate.

Local and State Tax Programs

Certain local and state tax programs may be utilized to assist in the development or maintenance of public facilities. Specific examples include the use of transient occupancy taxes.

Bonds of General Obligation

If specific improvement projects of public benefit are identified, bonds of general obligation may be appropriate for financing.

Property Tax

This form of taxing is most commonly used for maintenance of critical public services. This form of financing has been limited by Proposition 13 and is strictly regulated.

APPENDIX A

PARK FACILITY STANDARDS

NEIGHBORHOOD PARKS

The neighborhood park is intended to provide opportunities for limited types of active and passive recreation within the neighborhood. These parks are designed for family recreation and provide special areas for play-lots (for pre-school children), playgrounds for school age children and a neighborhood center for leisure, educational, cultural and social use. In areas populated by senior citizens, the design of the park, facilities and programs should be oriented towards meeting the needs and desires of older people. Wherever possible, these facilities should be coordinated, and there should be year round recreational activity' programming.

A neighborhood park facility serves a population of between 3,000 and 6,000 people with a service area of one half to one mile. A neighborhood park should, whenever possible, be located near or adjacent to an elementary school for joint school and community use. It should contain 3 to 5 acres of land when used in conjunction with school or from 5 to 10 acres otherwise. The neighborhood park should contain the following elements: picnic areas within a passive park setting; open spaces for special neighborhood events and play lots for small children. The design of the parks and the facilities should have variety in order to offer a multiplicity 'of opportunities for recreation to local residents.

COMMUNITY PARKS

These kinds of parks are intended to provide a wider range of recreational opportunities for the residents of a group of neighborhoods. Because a greater population will be served by the community park, many more specialized activities can be supported than are feasible in a neighborhood park. This type of facility provides recreational facilities to serve a population of 15,000 to 30,000 people. A community park should be central to a service area and be within two (2) miles of the residents to be served. It should contain a land area of between 20 and 50 acres and include facilities provided in the neighborhood park. In addition, playfields for older children, places for organized sports, paved areas for court games and group picnic and barbecues areas should be included. The park should have large areas for special events, day camping areas, nature study areas, passive recreational areas, and if possible, a community center building for social and cultural events. Swimming pools are often included in these large complexes.

APPENDIX B

SCHOOL FACILITY STANDARDS

ELEMENTARY SCHOOLS

An elementary school (K-6) should be located on a 10-acre site, central to the residential area it is to serve. The service radius should, ideally, be one-half mile. Thus the school would be within easy walking distance of elementary school children (see Figure 20).

Elementary schools should accommodate between 400 and 600 students and should be served by and have access from local streets within the residential neighborhood. Pedestrian access should be encouraged to optimize convenience and safety.

JUNIOR HIGH SCHOOLS

Junior high schools (7-8 grades) should be located on 20-acre sites, located as centrally as possible within the area they are to serve (see Figure 20).

Junior high schools should be designed to accommodate between 700 and 900 students. The large area served required that access be planned from a secondary street.

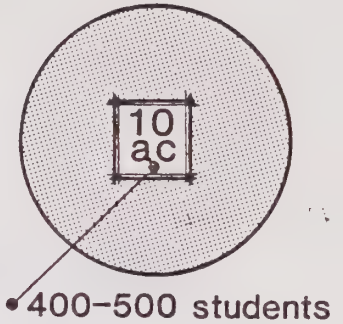
Wherever possible, junior high schools should be located adjacent to public recreation facilities so that the joint use of both facilities will be possible by the schools and the recreational department.

HIGH SCHOOLS

High schools (9-12 grades) should be located on a 40-acre site as central as possible to the residential area it is to serve and should be able to accommodate between 1,500 and 2,500 students (see Figure 20).

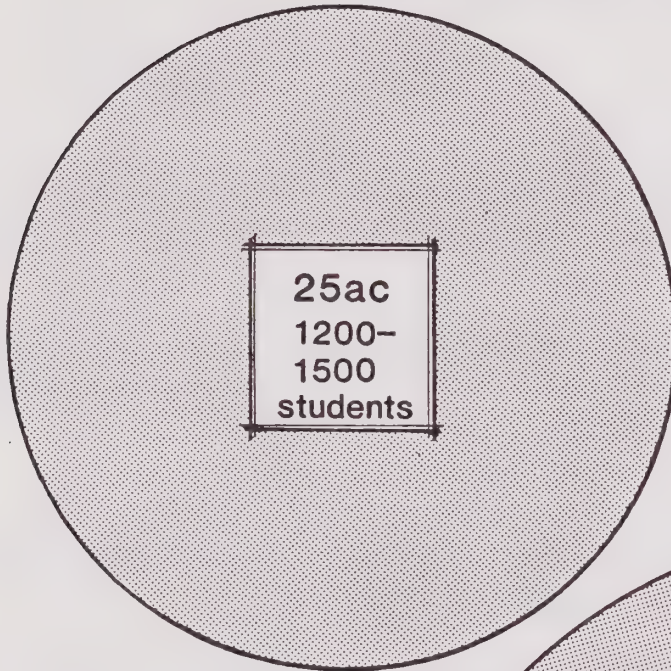
Elementary Schools

- Service radius: 1/2 mile
- Easy walking distance
- Access to local streets



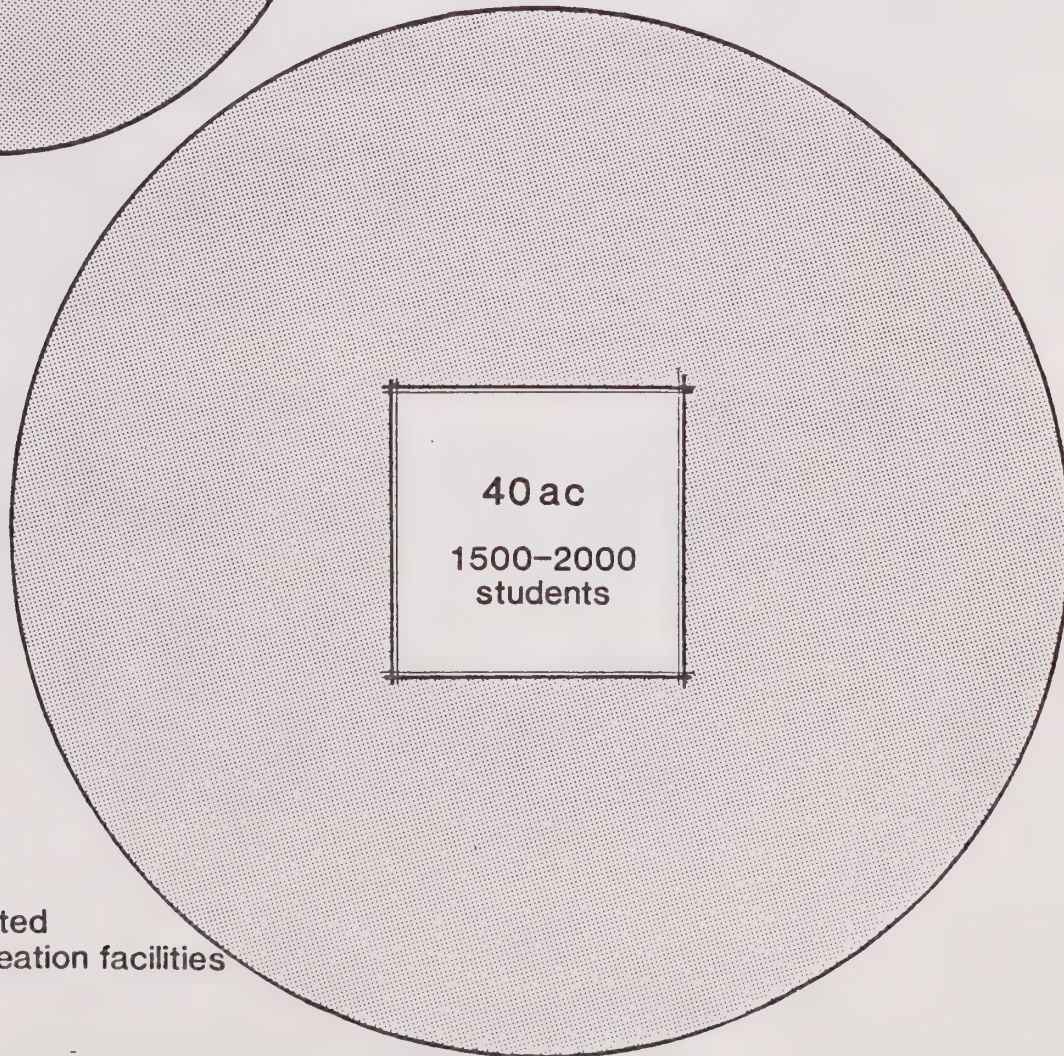
Junior High Schools

- Centrally located within service area
- Access to secondary street



High Schools

- Centrally located within service area



Wherever possible,
schools should be located
adjacent to public recreation facilities

Education Facilities Standards



**conservation
element**

CONSERVATION ELEMENT

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VII. CONSERVATION ELEMENT

SUMMARY

The purpose of the Conservation Element is to set up a long term plan to coordinate the acquisition, development, use, maintenance and management of natural and other significant resources to meet the needs and standards of El Centro's population. These are physical, chemical, biological, social, cultural and economic resources which are important to increase the health, safety and general welfare of all citizens of the community.

The Element provides principles and programs of public conservation for the City of El Centro to direct and promote its desired future. The Element also provides a means of tracking and evaluating progress in achieving long term goals and a means of implementing the principles, programs and plans proposed herein.

The objectives of the principles and programs of conservation are to maintain and/or increase resource quality and to prevent wasteful exploitation, destruction or neglect.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of conservation acquisition, development, use, maintenance and management are:

- o Understanding the relationship of the activities of man to the long term quality of resources.
- o Anticipating future needs and conflicts to increase efficiency in the long term use of resources.
- o Conserving and maintaining the farmlands and prime soil areas surrounding El Centro.
- o Maintaining and improving the quality of water and air utilized by the City.
- o Promoting the development and output of geothermal resources.
- o Promoting the preservation and enhancement of places of unique historic value.
- o Promoting and enhancing the downtown area as the City's center of activity and community life.
- o Promoting diversified energy source development and use.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate city progress in achieving long-term goals, some of the following programs have been established:

- o An annual progress report of all general plan programs which are proposed herein to provide an analysis of progress made in accomplishing objectives, principles and programs.
- o An annual assessment of the condition of significant resources (i.e., air quality, water quality, downtown, soils, farmland, geothermal development).
- o An annual survey of all public agency and private efforts in conserving significant resources.

Note: Please refer to the General Plan Bibliography for references which appear in the Conservation Element

INTRODUCTION

The Conservation Element identifies and analyzes the conservation needs of the City of El Centro. It contains descriptions of the proposed plans for reducing risks of losses. The following discussion provides a general overview of the City's existing Conservation lands and the relationship of the Element to the General Plan.

RELATIONSHIP OF THE CONSERVATION ELEMENT TO THE GENERAL PLAN

The Conservation Element is defined by Section 65302d of the State Government Code, as a required element of all city and county general plans. The Conservation Element of the General Plan is justified by the need to keep conservation programs and principles current with citizen needs. Needs, standards, expectations, principles and programs are all continually changing. The Element is an important tool in managing this change. It assists in providing a long term perspective in the midst of the many daily options which are presented.

The objectives of conserving resources within El Centro are to maintain and/or increase resource quality and to prevent the wasteful exploitation, destruction or neglect of physical, chemical, biological, social, cultural and economic resources which are important to the health, safety and general welfare of all citizens of the community. Specifically, these resources include agriculture, soils, geothermal, water, air, energy, community and historic values.

The Conservation Element is a protection oriented element. The stock of community resources is frequently threatened by various land use proposals. The programs and principles set out in the Element provide tools for managers and administrators to responsibly analyze the impacts of proposed changes upon this resource base. The Element is closely related to the Open Space Element, with the distinction that the Conservation Element allows for sustained use of many kinds of resources, whereas the Open Space Element is largely for the acquisition and maintenance of unimproved land which may someday be available for use.

EXISTING CONDITIONS AND TRENDS

El Centro contains many agricultural, soils, geothermal, water, air, energy, community and historic resources. These are found in a context of economic and social trends and expectations and are briefly summarized here as a foundation for the present Conservation Element.

Agriculture and Soils

Imperial Valley contains some of the most productive agricultural soils in the world. The economic base of El Centro and of the entire Valley has been, and continues to be, tied to that productivity.

There are approximately 235 acres of agricultural lands within the City of El Centro planning area which are presently being utilized for agricultural production. Figure 21 illustrates a breakdown of the soils found within this area, classified by their suitability for agriculture.

It is of primary importance that the vitality of these agricultural resources be protected, even as industrial and other development becomes increasingly important to the local economy. In the interest of the general welfare of the public and future generations, it is important that these rich farmlands be conserved.

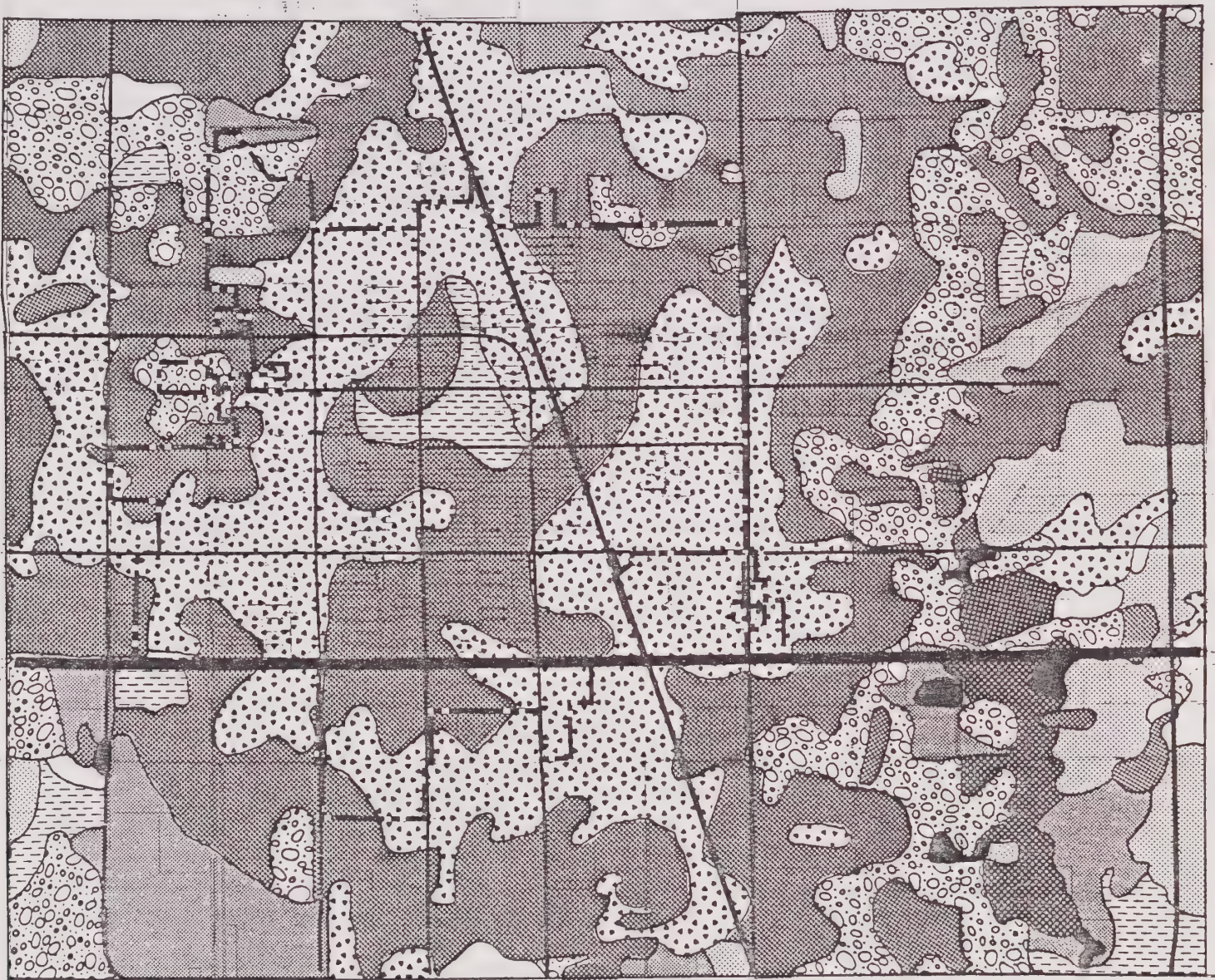
The major thrust of the City's conservation efforts, therefore, will be to protect prime soil areas and those lands which have the greatest agricultural potential, while channeling growth in the direction of less productive lands or toward the more efficient utilization of land already urbanized. Implementing land-conserving policies through the zoning and subdivision ordinances will help forestall premature expansion of the City into the agricultural areas.

Today much of the most productive farmlands lie on the fringe of developing areas, and so are subject to very strong economic pressures for development. As urban development encroaches, land values increase, leading to higher and higher tax assessments. Adjacent urbanization affects the quality of these farmlands, requiring greater costs for maintaining production.

Water Conservation

El Centro's water supply comes from the Colorado River via the canals and facilities of the Imperial Irrigation District. The Supreme Court's decree regarding the present Perfected Rights mandates that Imperial County receive a minimum of 2.6 million acre feet of water from the Colorado River annually. In 1986, the Imperial Irrigation District received 2,692,789 acre feet of water which was distributed among nine different cities to meet the diverse needs of Imperial Valley. Of that volume, El Centro received 7,131.4 acre feet of water. The majority of the water received (approximately 80 percent) is used for irrigating the vast acreage of farmland in Imperial Valley.

Colorado River water is of fairly good quality, however, the amount of total dissolved solids (primarily salt) is very high. The City has little jurisdiction over the quality of the water supplied to it, since the quality is primarily determined by land uses along the Colorado River outside the State of California. Water for residential and commercial use is treated at the City's water purification plant which has a 12 million gallon-per-day (GPD) capacity.



Imperial-Glenbar Silty Loam

Imperial Silty Clay, wet

Holtville Silty Clay, wet

Vint Loamy Fine Sand, wet

Meloland Very Fine Sandy Loam, wet

Indio Loam, wet

Indio Loam

Meloland & Holtville Loams, wet

Indio Vint, Complex

Soil Conditions

0 2000 4000



city of el centro planning area

figure 21

The long term supply of water to El Centro is apparently well protected by various laws and agreements over rights to the Colorado River. The Imperial Valley has the third highest priority for diverted waters. Historically, California has had priority access to the river because of its early population growth. The total California diversion is about 4.4 million acre feet per year. The legislation of the Central Arizona Project protects these historic rights. A compact within the Law of the River requires that one and one-half million acre feet/year of water be delivered across the border to Mexico.

Sustaining a reliable supply of water to El Centro in the long run may be very difficult. Although California has a guaranteed priority use of the Colorado River water, there will not be enough water to serve the needs of the projected population growth and development within California and the other adjoining states by the end of the century. So while it appears that the long term water supply is protected by law, and that water resources are presently abundant, the future climatic and population factors affecting water use are unpredictable.

Agricultural irrigation uses more water than necessary for crop growth alone. The extra water is utilized for frequent leaching of the soils which is necessary to prevent salt buildup. The more salt present in irrigation waters, the more water needed to leach the soils. The increased salt levels present in local agricultural drainage, is contributing directly to the increasing salinity of the Salton Sea. The present salt level is now threatening the survival of some sport fish species, and thereby affecting the recreational use of the Sea.

Flooding problems are also foreseeable. The volume of water carried to the Salton Sea is now causing the surface level to rise. Domestic and agricultural effluent sources are primarily responsible. As such, the amount of wastewater flowing into the Salton Sea from sewage channels and treatment facilities is a contributing factor. This, along with the continuation of present agricultural practices, will result in flooding of recreational development and agriculture along the shoreline of the Salton Sea. Behavioral modification of individual habits, household water use patterns, and agricultural irrigation methods would help ameliorate this potential danger.

Air Quality

El Centro lies within the Southeast Desert Air Basin (SEDAB), as defined by the California Air Resources Board. The air quality of the basin is generally good. The major pollution problem is dust particulate matter. The Air Quality Data, 1985 annual statistics indicates that the maximum daily concentrations of total suspended particulates (T.S.P.) exceeded California standards (100 ug/m³) on the average of 2.9 days per month and Federal standards (260 ug/m³) on the average of .25 days per month.

Particulate matter is generated by wind blowing dry soils, particularly during the late fall, and during the dust storms of winter and early spring. Agricultural burning and cultivation practices contribute most of the airborne dust.

Air pollutants from vehicles are found in very low concentrations within the Southeast Desert Air Basin. Because the population and average density of development are very low, there is little motor activity. Historically, the ozone levels are exceeded only two or three times a year. However, according to the County's Air Pollution Control District, the air quality has improved considerably since neither State or federal ozone standards have been exceeded since 1985. Sulfur concentrations are below the maximum allowable standard.

The SEDAB is subject to frequent stable air conditions, when vertical air mixing is minimal. This situation intensifies the effects of ambient air because dispersal rates are very slow. Some agricultural practices which generate a great deal of dust are regulated and include:

- (1) Leaving cultivated fields vacant and open to blowing winds;
- (2) Burning of crop residues to clear fields for new cultivation; and,
- (3) Crop dusting for fertilization and pest control.

Future geothermal production may generate a significant amount of air pollutants. The noncondensable gases which could be emitted from cooling towers would be primarily carbon dioxide, but could include hydrogen sulfide, sulfur dioxide, nitrogen, ammonia, methane and hydrogen. Air pollution would also occur during venting of reactivated wells and the testing periods of newly drilled wells.

Dust generation during drilling and construction phases is also common. Hydrogen sulfide is most injurious when oxidized in the atmosphere to produce sulfur dioxide and sulfur trioxide. Dissolved in precipitation these products are highly corrosive to living tissue and to exposed metals and common surface coatings such as paints and plastics.

The Air Pollution Control District has a number of regulations in effect which are relevant to geothermal development including, forbidding any discharge which causes injury or annoyance.

Community and Historic Resources

El Centro has grown out of the agricultural development of the Imperial Valley. Agricultural processing and packing have dominated the City's industrial sector. The commercial sector has also been based on servicing and supplying the agricultural region. A principal objective of this plan is to retain and preserve unique places which typify the traditions and historic character of the community.

In order to achieve this, protective strategies must be developed to be successful in the preservation of historic buildings, structures, and sites.

El Centro contains the following historic structures which are considered by the community to be significant cultural resources:

- Post Office
- Library
- County Court House
- Downtown Arcades

The post office has been recently restored and the County Courthouse is being well maintained. Overall the trends point to a positive interest in preserving and reusing significant community and historic resources.

Geothermal Resources

Direct use of the hot geothermal brines for energy needs within El Centro is possible due to the city's close proximity to the Heber Resource Area. Studies have been conducted on the feasibility of nonelectric uses within the city. Medium range projects to be considered include:

- (1) A housing demonstration project heated and cooled by geothermal energy;
- (2) The heating and cooling of the Community Center; and
- (3) Development of a geothermal industrial park where participating industries would utilize geothermal energy for agricultural and manufacturing processes.

A study of current energy usage within the city concluded that geothermal heat energy could potentially be used for air conditioning, refrigeration, space and water heating, food processing plants, aquaculture fish farms, and specialized green houses. Approximately 70 percent of the total energy consumed in the residential and commercial sectors eventually could be replaced with the direct utilization of geothermal energy.

In summary, potential beneficial effects of geothermal energy development for El Centro include:

- (1) The generation of new jobs for city residents;
- (2) Indirect revenues from sales and support services (retail, food, medical, etc.);
- (3) The development of new types of industries;

- (4) Additional economic and industrial development;
- (5) Direct use of geothermal heat;
- (6) More visitor trips to the area; and
- (7) Energy cost savings incentives.

It has been assumed that geothermal development may be an important factor in the economic growth of El Centro. Many of the possible beneficial effects are based upon a managed, long-term production life of the resource. On the other hand, geothermal production carries the potential of generating greater costs than benefits for El Centro, particularly during initial development of the resource. That is, the possible adverse effects of air pollution, water requirements, employee importation, subsidence and/or seismicity, could cost the city and its residents more than the value of the potential benefits. Operation of small demonstration plants may help to identify the specific effects of full-scale production.

The possible adverse effects to El Centro include:

- (1) An increase in City fees to provide services to new residents;
- (2) Ground subsidence, interrupting irrigation systems;
- (3) Increased air pollution from cooling processes and/or electricity generation;
- (4) Conflicts over the source of water used for electrical generation and ground reinjection;
- (5) Pipeline or well blowouts or leaks;
- (6) Aesthetic considerations;
- (7) Biological impacts; and,
- (8) Conversion of agricultural lands to geothermal plant sites.

The authority for regulating all geothermal exploration and production outside the City boundaries lies with Imperial County and the State. The City will be responsible for regulating any geothermal activity within the City and insuring that local goals and concerns are taken into account in the formation of geothermal production policies.

The potential for geothermal production in the Imperial Valley is great; however, estimates vary widely as to where, when, how much and what type of production will take place. Most studies indicate that the effects upon the local area and economy will be significant from even moderate development of these resources. The Heber Known Geothermal Resource Area (KGRA), centered about 4 1/2 miles south of the City, will most directly affect the future development of El Centro in terms of employment and housing.

El Centro has made known its intention to maximize direct use of geothermal resources within the City because of the following reasons:

- (1) Direct use will enable the locality to have greater control over development and use of the resource;
- (2) Direct use is increasing the electricity supply and reducing the City's consumption of fossil fuels, such as oil and natural gas, for energy. The additional electricity is generated at lower costs;
- (3) Direct use could be locally advantageous in terms of the number of related jobs generated, and the gross income accruing to the City; and
- (4) Alternate energy sources, such as geothermal, may prove to be desirable incentives to attract manufacturing and industrial development due to the seemingly low costs when compared to regular power supplies.

Energy Resources

El Centro is located within a hot arid climatic region in the Imperial Valley. Summers are very hot with a period of high humidity through August and September. The maximum high day temperature recorded is 119 degrees (Fahrenheit). The average high temperature from April to October is 98 degrees; the average low is 66 degrees (Fahrenheit). Winters are cool and dry. The lowest minimum temperature recorded is 16 degrees. Some home heating may be necessary during the period from late October to mid-April. Frosts occur only occasionally. The average high temperature from November to April is about 74 degrees; the average low is 43 degrees. Precipitation is very low here. The yearly average rainfall is 2.73 inches.

El Centro has the potential for developing alternative energy sources as a means to conserve and utilize energy more efficiently. According to the Imperial Irrigation District, El Centro consumed 68.4 mw of energy in 1986. This power would have had to be provided through the use of petroleum sources alone. However, this energy was generated from combined resources, to include hydroelectricity, geothermal energy and fossil fuels.

Energy conservation is an important consideration for future development and expansion of the City and its infrastructure. It is expected that the cost and availability of energy resources will change significantly nation-wide throughout the next couple of decades. Environmental and economic conditions and constraints are making conservation of energy resources an increasingly important focus of the national and local energy outlook.

There are many factors contributing to this new emphasis on energy conservation, including:

- (1) The rising costs for fossil fuels such as oil and natural gas;
- (2) Public pressure to avoid nuclear plant generation, or strip mining of coal;
- (3) The decreasing costs of renewable fuel resources such as wind and solar;
- (4) The promotion of natural energy independence; and,
- (5) More readily available financing of development projects which incorporate effective conservation features and alternative fuel resources.

Energy conserving measures can be incorporated into the physical layout and design of new development, retrofitting of existing development and more efficient operation of governmental projects and activities. Successful measures for energy conservation in El Centro are contingent upon effective utilization of solar and geothermal energy resources, which are abundant in Imperial Valley, and upon the continued operation of recycling activities.

Solar Energy

The amount of energy in the form of sunshine, falling on each square foot of the El Centro area averages higher than almost any other place in the nation. Very few clouds ever appear to block sunlight penetration even during the winter months of December and January.

The climate, combined with conventional building techniques, creates the conditions for very high consumption of energy to cool homes and offices. Energy required for space heating is estimated at one-third of that used for air conditioning. Energy-use for water heating is second to air conditioning as a major end use of energy within the City.

At present, there are many concepts of passive solar design which can be utilized in reducing these energy uses, with little or no additional costs to the developer or the homeowner. The additional costs required for other passive

features, such as shades or thermal glazing of windows, will be offset by the savings in costs for space cooling. Since indoor heat gain will be reduced, the size of the air conditioning system required will be much smaller and, therefore, less expensive.

In the future, active solar heating and cooling systems may become more competitive with conventional systems. Therefore, the retrofitting of existing buildings with these systems should be facilitated now by protecting solar access and future orientation of solar collectors. Currently, the use of solar collectors for home and swimming pool water heating is quite economical, particularly when life cycle cost of the alternative heating systems are calculated.

Life cycle cost refers to the estimated cost of purchasing and operating any mechanical system its entire service life. Operating costs include both fuel and servicing costs. While the solar water heating alternative is more expensive to purchase, the life cycle cost is less than that of the conventional heating system which uses gas or electricity.

Application of passive solar design concepts to new development and remodeling of old buildings would reduce energy use for air conditioning in the summer and, also, that used for winter heating. Implementation of energy conservation practices throughout the city in conjunction with putting solar design concepts to use, could significantly lower the average energy consumption per building for heating and cooling.

Recycling Operations

Recycling operations are an added incentive in energy conservation strategies. Acknowledging the above, the City established a recycling center on April 1, 1978, for the recovery of waste resources: aluminum and steel cans, glass, and newspaper. Subsequently, a privately operated recycling operation was established in the city, and two local beer distributors have joined in recycling efforts.

The savings of energy by recycling resources instead of fabricating new materials, can be dramatic. Ninety-five percent less energy is required to produce cans from recycled aluminum than from aluminum ore. Recycled glass can save 30 percent of the energy used to manufacture bottles. Similar magnitudes of energy savings are possible by using steel and paper recyclables. Revenue projections indicate that the sale of these collected resources will be sufficient to pay the salary of one full-time employee to manage the Center.

This section on energy use and conservation incorporates many of the principles which have been presented in all of the elements of this plan, the Land Use and Circulation Elements in particular. A few of the basic concepts of energy conservation have been presented here. These, as well as other aspects, should be explored in further detail, including:

- (1) Retrofitting buildings for energy conservation;
- (2) Measures for reducing commercial and industrial energy usage,
- (3) The potential of using wind for local power generation;
- (4) Conserving energy through agricultural practices; and,
- (5) Insulating buildings to reduce heat exchange.

CONSERVATION PRINCIPLES, PROGRAMS AND PLANS

The City's resources include agricultural land and soils, water, air, geothermal steam, other energy forms and community historic buildings. The following section details existing conditions of these resources and proposed programs, principles and plans for their future.

AGRICULTURE AND SOILS CONSERVATION

The following objective is proposed for guiding conservation of agriculture and prime soils:

- o Conserve and maintain the farmlands and prime soil areas surrounding El Centro, so that agriculture remains a viable and dominant part of the community's character and of the local economy.

Principles for carrying out this objective are proposed as follows:

- o To maintain a viable infrastructure of agricultural services including:
 - irrigation channels
 - commercial fertilization and pest control
 - transportation of supplies, equipment and harvested crops
- o To coordinate programs of action between the City, County, and State, to insure the effective conservation of agricultural land uses within the region.
- o To conserve prime soil areas, which are best suited for agriculture, so that these may be utilized for food production.
- o To promote infill and cluster-type development so that unwarranted urbanization of outlying areas is curtailed.
- o To coordinate geothermal development policies with the County and State, to minimize the impacts upon local agriculture.
- o To promote the development and implementation of a development impact rating system, combined with phased long-range programs for extension of public utilities which together will provide an incentive for compact and contiguous development within El Centro and thereby reduce the development pressure upon surrounding agricultural lands.

WATER CONSERVATION AND AIR QUALITY

The following objectives are proposed for the conservation of water resources and air quality:

- o To maintain and improve the quality of water utilized by the City and the surrounding agricultural areas.
- o To protect and maintain the good air quality of the Imperial Valley region.

The principles supporting these objectives are proposed as follows:

- o To support outside efforts to continually improve the quality of the Colorado River waters, through better management of waste discharges within the River's watershed.
- o To ensure that the quality of waste water flowing from El Centro's treatment facility fulfills the minimum secondary treatment standards.
- o To conserve a limited essential water resource (the Colorado River) which must provide for many communities and land uses throughout the southwest United States.
- o To support the policies and regulations of the State Air Resources Board for the Southeast Desert Air Basin, and the Imperial County Air Pollution Control District.

Agricultural methods which are less water consumptive are to be encouraged. Water conserving processes for geothermal electricity production should be required. Finally, better control of wastewater discharges throughout the Colorado River basin would help to reduce the salt and dissolved solids content of the water. Effective implementation of these principles will help to reduce overall water usage, decrease the wastewater flow to the Salton Sea; and decrease the salt content of that wastewater.

Efforts should be taken by the community, as a matter of principle and of wise use, to prevent water waste. Experience within many communities has proven that incredible savings of water can be achieved by modifying household water use patterns and individual habits. Reduced water use in the City would lessen the volume load upon the sewage channels and treatment facilities and decrease the amount of wastewater flowing into the Salton Sea. The responsibility for water conservation falls on each citizen, landowner, and employee within the community. While personal, economic or health incentives toward this end are not particularly strong, the principle of conserving a limited resource which is drawn on by many users, should be reason enough to promote water conserving efforts.

COMMUNITY AND HISTORIC RESOURCES

The objective for conservation of community and historic values is proposed as follows:

- o To maintain those community values and local historic places which provide a sense of continuity, and bring unique character to El Centro.

The following principles shall apply:

- o To retain local, traditional land uses within and around the city.
- o To preserve places of unique historic value.
- o To protect and enhance the downtown area, as the City's center of activity and community life.
- o To adopt and implement the recommendation of the Downtown Business District Study as one method of maintaining and enhancing the downtown area -- to retain the character of the central area, with its arcades and store fronts, and to create a more lively and vibrant city center.
- o To identify, and take action to preserve structures or places within El Centro which are of local historic or community importance such as:
 - The post office
 - The library
 - The County Courthouse
 - The arcades throughout the downtown sector.
- o To foster local awareness of the community heritage by:
 - Beginning a program of recognition, for example, the placement of plaques or markers to highlight the significance of a building or place
 - Investigating the eligibility of local buildings for listing in the national, state, or local register of historic places
 - To designate historic land marks, recognizing a building, structure, site or collection of buildings or sites which are found by the City Council to have historic, cultural, or architectural significance
 - To purchase development rights to important buildings or property so as to provide protection from alteration or destruction

- To purchase and re-sell important buildings or property with a covenant and reverter clause in the deed, restricting changes in the structure of the place.

GEOHERMAL RESOURCES

The objectives for the conservation of geothermal resources are as follows:

- o To develop these resources in a planned and efficiently managed manner by discouraging wasteful use, minimizing adverse environmental impacts and prolonging the economic production life of this resource.
- o To encourage the direct utilization of geothermal resources to reduce the consumption of fossil fuels.

To accomplish these objectives the following principles are proposed:

- o To insure that the loss of productive agricultural lands due to geothermal development is minimized.
- o To coordinate City interests and objectives with County and State regulatory agency plans, so that both the beneficial and adverse effects will be accounted for.
- o Specifically, it is recommended that the City generally support the following policies of the Imperial County Geothermal Element including:
 - Geothermal plants shall be sited so as to have minimal impact upon agriculture
 - Slant drilling techniques shall be utilized in the irrigated areas of Imperial County where appropriate
 - The County shall seek the resources to prepare and publish anomaly-wide Environmental Impact Reports for each economic anomaly, to be used as a guide for development of each resource area
 - The County shall encourage the development of the direct use of geothermal energy
 - The County shall initiate study to determine the location of services required by the increased population, and any other effects engendered by geothermal development.
- o To prevent geothermally-induced subsidence or seismicity.

- o To regulate any geothermal activity within the City and ensure that local goals and concerns are taken into account in the formation of geothermal production policies.
- o To insure that the public is well informed about the effects of resource extraction and use.
- o To promote the varied and experimental application of direct geothermal energy to activities within the city area.
- o To support the development of a skills center for training local residents specific geothermal related skills required in local resource production.
- o To encourage local business and industry to consider how direct geothermal energy could be applied to their energy needs.
- o To continue to search out funding sources for experimental and demonstration projects adapting geothermal direct energy to industrial processing and to space heating and cooling.
- o To encourage those factories and businesses which utilized geothermal energy to maintain an "open shop," allowing visitors to tour the facilities, in order to gain an understanding of resource and its use.

ENERGY CONSERVATION

The objective for energy conservation within the City is proposed as follows:

- o To utilize all energy resources in an efficient, conserving manner; to take advantage of natural climatic factors to reduce the energy used for heating and cooling; and to reduce the consumption of valuable fossil resources, such as oil and natural gas, which are limited in supply.

The following principles are proposed for meeting this objective:

- o To encourage the use of passive solar design concepts as a way to reduce energy consumed for summer space cooling and for winter heating.
- o To provide incentives for subdivision plans which incorporate energy conserving design subject to the development of a specific plan.
- o To promote the retrofitting of older buildings with energy-conserving climate controls such as shading devices, landscaping and insulation.
- o To insure that the public is informed of ways to conserve energy in household activities.

- o To promote the conservation of energy fuels in industrial manufacturing and processing.
- o To encourage the recycling of waste heat, and the application of direct geothermal energy.
- o To conduct periodic energy audits of all public buildings and programs, in order to improve the energy efficiency of local government operations

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Conservation Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule, for example, once a year. People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of City decision makers.

Some of the instruments which could be created to track the progress of the City in meeting General Plan objectives are the following:

- o An annual progress report of all general plan programs which are proposed herein to provide an analysis of progress made in accomplishing objectives, principles and programs.
- o An annual assessment of the condition of community resources, both natural and man-made (i.e., air quality, water quality, downtown, soils and agriculture, geothermal development)
- o An annual survey of all public agency efforts in conserving significant resources. This would focus on new programs, standards, and facilities for water and air quality, soils conservation, new energy conservation techniques, and other community resources.
- o An annual survey of private efforts in conserving significant resources. This would focus on new efforts in geothermal development, downtown and historic restoration and other activities affecting community resources.

It is suggested that the Planning Department and the City manager's office take the lead in initiating and developing this program within the City.

IMPLEMENTATION

Implementation of programs and strategies to conserve community resources are generally accomplished by establishing standards at a regional, state, or federal level, and accomplished through local action. State and federal funding sources are often available to local agencies to assist in meeting goals and standards.

LOCAL PROGRAMS

Zoning and Subdivision Ordinances

Amend planned unit development regulations to include standards which reflect energy efficient project designs.

Establish and enforce landscaping regulations which enable passive cooling of structures and reduce reflected heat and glare from structures and paved surfaces.

Provide flexible regulations for downtown development in order to preserve its historic retail role while responding to new land use opportunities.

All land use decisions should consider whether development as proposed is in compliance with the Principles Programs and Plans of the Conservation Element.

Building Code

Implement Uniform Building Code revisions which improve standards for energy efficient construction. These standards should be modified if necessary to reflect local climatic conditions.

Environmental Review Process

Incorporate energy impact considerations into the initial environmental assessment process; and identify other natural and cultural resources which may be impacted by a proposed project.

Air Pollution Control District

The County Air Pollution Control District monitors air quality within the Southeast Desert Air Basin. It issues annual reports on attainment of state and federal standards, and compliance with the State Implementation Plan.

Local Resource Recycling

On April 1, 1978, the City established a recycling center for the recovery of waste resources: aluminum and steel cans, glass, and newspaper. Subsequently, a privately operated recycling operation was established in the city, and two local beer distributors have joined in recycling efforts.

The savings of energy by recycling resources instead of fabricating new materials, can be dramatic. Ninety-five percent less energy is required to produce cans from recycled aluminum than from aluminum ore. Recycled glass can save 30 percent of the energy used to manufacture bottles. Similar magnitudes of energy savings are possible by using steel and paper recyclables. Revenue projections indicate that the sale of these collected resources will be sufficient to pay the salary of one full-time employee to manage the program.

STATE PROGRAMS

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires that an Initial Study must be prepared for all proposed projects within the City requiring a discretionary approval to determine whether the project could have a significant environmental impact. If it is determined that there is a possibility of a significant adverse impact, a more extensive Environmental Impact Report (EIR) must be prepared which analyzes the existing environment, the potential impacts, and the potential mitigation measures. This process leads to early identification of natural and cultural resources and to the identification of measures that may protect the resource or at least lessen the potential impact.

State Water Resources Control Board

The State Water Resources Control Board is responsible for creating state policies on water quality control. These policies are administered by the San Diego Regional Water Quality Control Board and ultimately provide water quality control regulations for local jurisdictions.

California Department of Fish and Game and California Native Plant Society

The California Department of Fish and Game is responsible for reviewing all development proposals within the City which would require the modification of any streambed. It also publishes a list of officially designated endangered and rare plants and animals for the State of California. The California Native Plant Society, a private non-profit organization, publishes a list of high interest plant species. This list is advisory in nature but does recommend preservation of their listed species. All of these lists can be utilized to identify and protect significant plant and animal species within the City.

State Implementation Plan (SIP)

Each State and territory must submit to EPA for approval of two major elements: an enforceable strategy for bringing air quality in nonattainment (dirty air) areas up "to minimum federal 'health standards for the criteria pollutants; and, for cleaner air regions that are subject to prevention of significant deterioration (PSD) provisions must show how the higher quality of the air will be maintained.

FEDERAL PROGRAMS

There are a number of implementation measures which can be utilized within the city to respond to the various needs within the Conservation Element. Natural resources within the city are protected by federal, state and local programs as discussed below.

National Environmental Policy Act (NEPA)

The National Environmental Policy Act (NEPA) requires that any proposed project within a city receiving federal funds must prepare an environmental assessment or analysis to determine whether the project could significantly impact the environment. If it is determined that there is a potential for significant adverse impacts, an Environmental Impact Statement must be prepared which discusses the existing environment, potential impacts, and possible mitigation measures.

National Historic Preservation Act and Archaeological and Historic Preservation Act

Federal laws and guidelines which would protect cultural resources within the City include the National Historic Preservation Act and Archaeological and Historic Preservation Act.

U. S. Fish and Wildlife Service and International Union for the Conservation of National Resources

The U.S. Fish and Wildlife Service publishes a list of federally endangered plant and animal species. The International Union for the Conservation of Natural Resources also publishes a list of high interest species. These lists can be utilized by the City to identify significant plant and animal species.

Water Pollution Control Act of 1972

The Water Pollution Control Act of 1972 gave the U.S. Environmental Protection Agency (EPA) the authority to set and enforce effluent limitations and performance standards for industries and publicly-owned waste treatment plants.

Federal Clean Air Act

A comprehensive program for attacking air pollution nationwide. This law combined a goals-oriented approach with a technology-based strategy for protecting and enhancing' air quality.

APPENDIX A

GLOSSARY OF TERMS

| | |
|--------------------------|---|
| Conduction: | Heat flow by movement through solid materials |
| Convection: | Heat flow by movement of air |
| Cooling Degree Days: | A measure of annual cooling needs based on time plus the difference between the mean daily outdoor temperature and 65°F (example: 75°F mean temperature -65°F = 10° Cooling Degree Days for that day) |
| Energy Efficiency Ratio: | (EER) The ration in BTU's output to total input in watts. The higher the ratio, the more efficient the unit |
| Glazing: | Glass wall areas; may be openable or not |
| Heat Gain: | Capacity of materials to transmit heat to building interior |
| Heat Loss: | Capacity of materials to transmit heat to building exterior |
| Heating Degree Days: | A measure of annual heating needs based on time plus the difference between 65 degrees Fahrenheit and the mean daily temperature (Example: 65°F - 55°F = 10° heating degree days for that day) |
| HVAC: | Heating ventilating and air conditioning systems within or associated with a building |
| Insolation: | The passage of sunlight into a structure, through a window or opening |
| Peak Demand: | A daily or annual high-use period (For electricity the seasonal peak demand occurs during the summer when air conditioning is used, and daily during the 5 to 7 p.m. period when home energy use is at its highest) |
| Retrofit: | Supply with new equipment, parts or features after completion of building construction |

APPENDIX B

SOLAR ENERGY DEVELOPMENT

This section provides a brief description of some of the basic solar concepts which can be incorporated into building and subdivision design.

NEW RESIDENTIAL DEVELOPMENT

Building Design. The energy required for heating and cooling a building depends upon the quantity of heat lost or gained within the structure. This can vary significantly with climate, building design, and the habits of household members. Heating and cooling requirements are influenced by:

Prevailing wind conditions;

The amount of air infiltration;

Resistance to thermal loss or gain by conduction through the windows, walls, ceilings and floors;

The outside air temperature;

The number of heating or cooling degree days to which the building is exposed;

The care used in operating the house to avoid heat loss or gain.

Properly designed structures will minimize heat gain in the summer months, while taking advantage of the sun's radiation to warm the building during the winter. It is possible to reduce the high energy use for air cooling through building design which incorporates El Centro's climatic characteristics: very hot days, warm nights and cloudless skies in the summer; cool mild weather and very low precipitation during the winter. Indoor temperature is directly related to the amount of sunlight hitting a building and the surrounding area of land. Of any climatic variable, the sun is the most important element to consider in building design.

In El Centro, every aspect of a new building should be designed to maximize winter sun for heating, and minimize the amount of summer sun to reduce air cooling. The following discussion outlines some of the concepts which could be incorporated in buildings to be energy effective.

Shape. The shape of a building is a basic factor in design for energy conservation. Generally, in a climate such as El Centro's, the most ideal building shape is rectangular, with much smaller window and wall facades oriented toward the summer's intense afternoon sun. In the summer, the longer, larger window and wall facades are only

exposed to the morning sun. In the winter, the larger window-wall surfaces will receive the low-angled sun rays for long periods of the day to warm the building's interior.

Orientation. Orientation is the positioning of a building on site. In El Centro, the most advantageous orientation of a building is toward the southeast (specifically 25° east of south), so that exposure of the larger window and wall areas to midday sun is reduced. Southeast facing windows will receive morning sun in summer, but by afternoon will be shaded by the building's roof line (Figure 22). Windows and wall areas facing to the southwest, being smaller in surface area, will gain less of the intense afternoon heat.

Windows and Sun Control. Windows are the most significant source of heat gain or loss since clear glass, used in most homes is transparent to the sun's heat, thus allowing it to be radiated directly into the building. This heat is desirable in the winter months, but it can substantially increase cooling requirements in the summer.

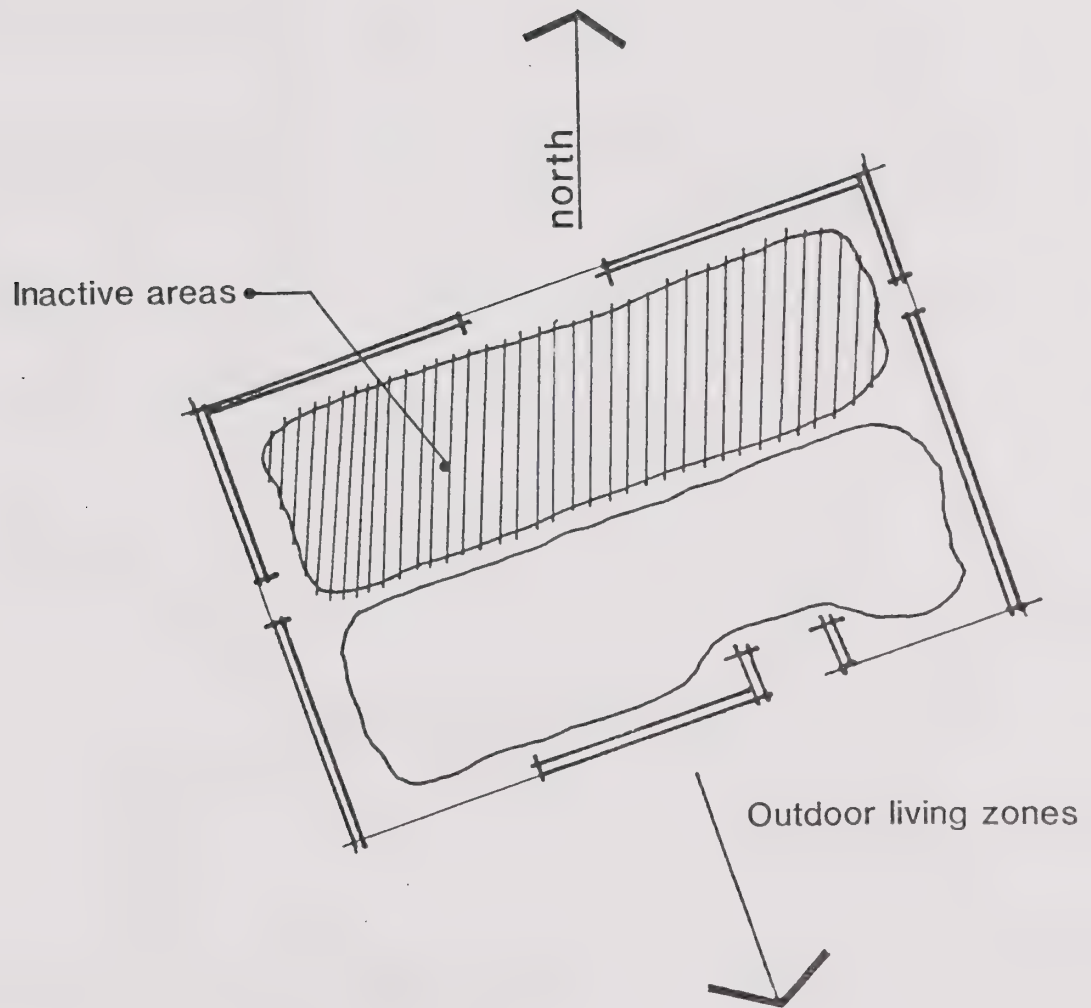
There are three ways of reducing heat gain through windows: (1) reduce window size; (2) use glass of a higher thermal resistance; (3) provide shading for windows. Of the three, shading is the most flexible method of sun control because devices such as awnings and roll shades are removable when sun is desired. Outdoor shading is generally more efficient than indoor shading in reducing heat gain. However, black-out curtains and venetian blinds which are placed inside can have a very significant effect. Permanent architectural shading provided by overhangs or fins, if designed properly, will allow winter sun to penetrate inside, but will block the intense summer sun (Figures 23 and 24).

Landscaping. The use of landscaping can be an equally effective method of shading to maintain inside temperatures. Large trees not only shade windows, but much of the building as well, reducing the heat gain from conduction through the roof and walls.

Deciduous trees are best because they are in full leaf during the summer months when shading is most needed, but then lose their leaves and are bare during the winter months allowing the winter sun to warm the building (Figure 25). In addition, the placement of shrubbery around the base of a building will reduce direct exposure and indoor heat gain from the sun.

It is important to consider whether landscaping will, in fact, utilize more energy in being maintained than it saves by providing shade. El Centro's natural environment is very dry and hot; however, the provisions for importing water to this region, primarily for agriculture, have resulted in an abundant water supply. These waters reach El Centro by gravity flow from the Colorado River. Therefore, little energy is used in transporting water to the area, and an inexpensive supply presently exists. Major landscaping of buildings thus appears to be a worthy energy conservation strategy.

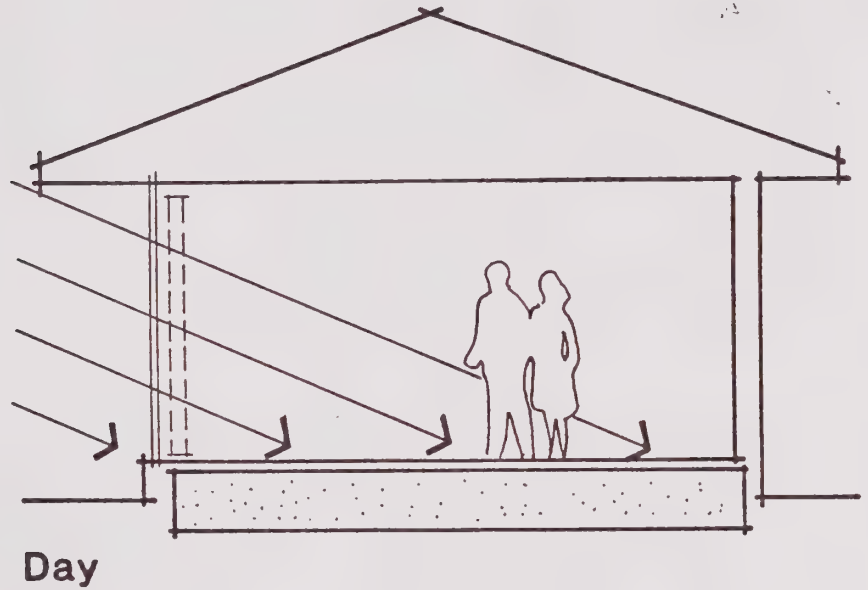
Color. The exterior color of a building can also affect indoor heat gain. In general, light colored walls and a roof will be more thermally efficient; the lighter the color, the more sunlight reflected off the building, and the more energy saved because of a cooler interior.



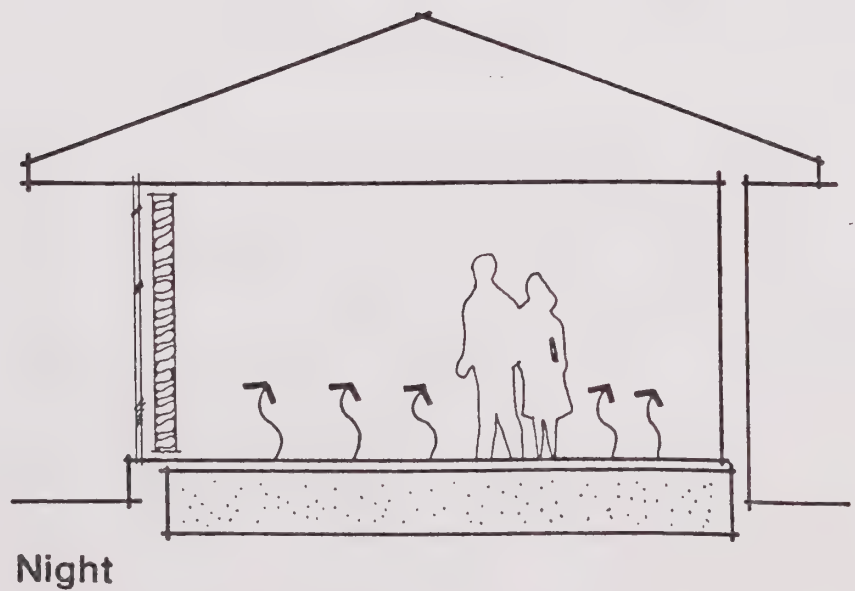
25° south-southeast orientation generally best for hot-arid region

Ideal Building Orientation for Hot-Arid Region

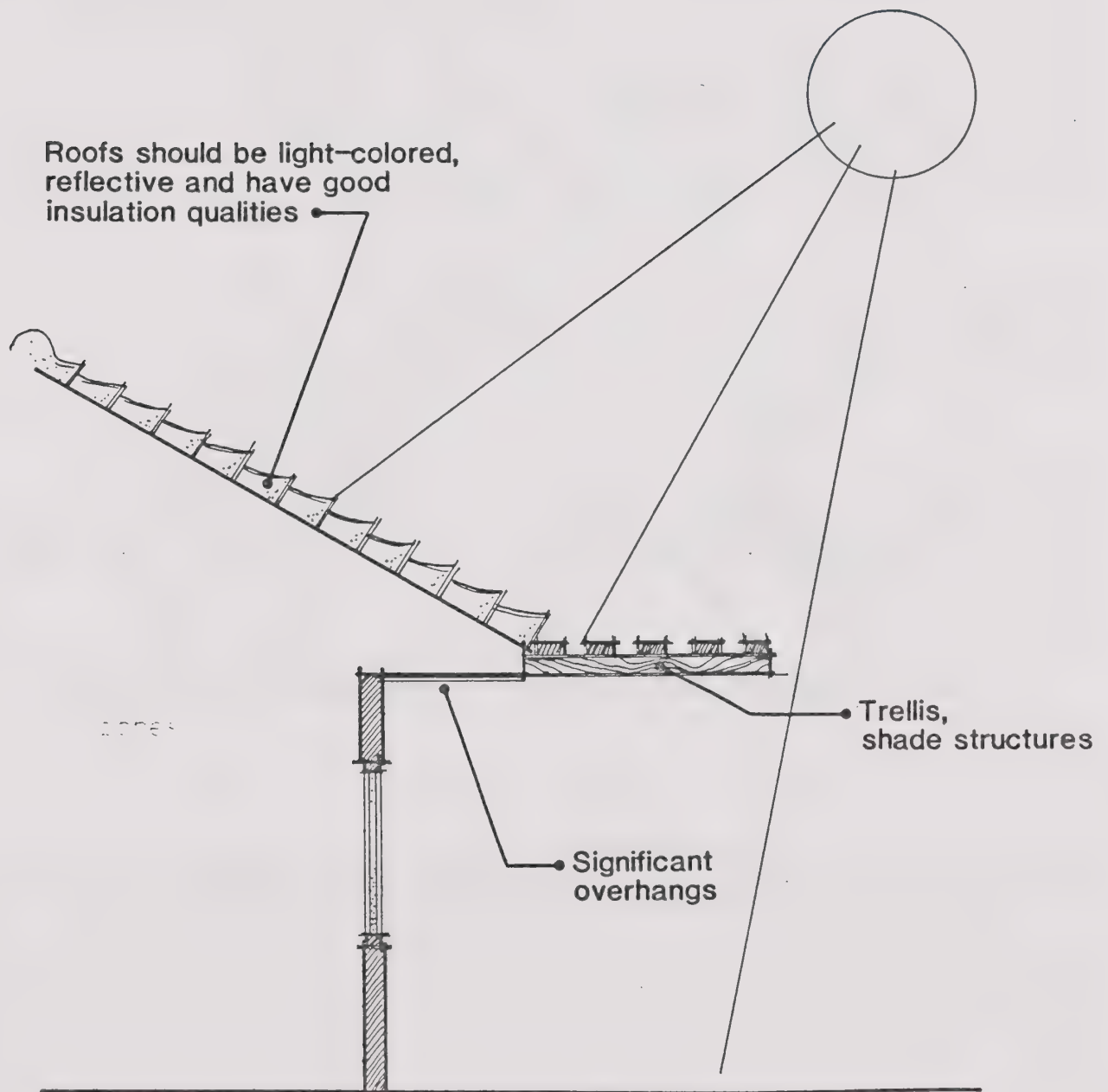
- Overhang protects window from summer sun
- Massive floor to prevent overheating



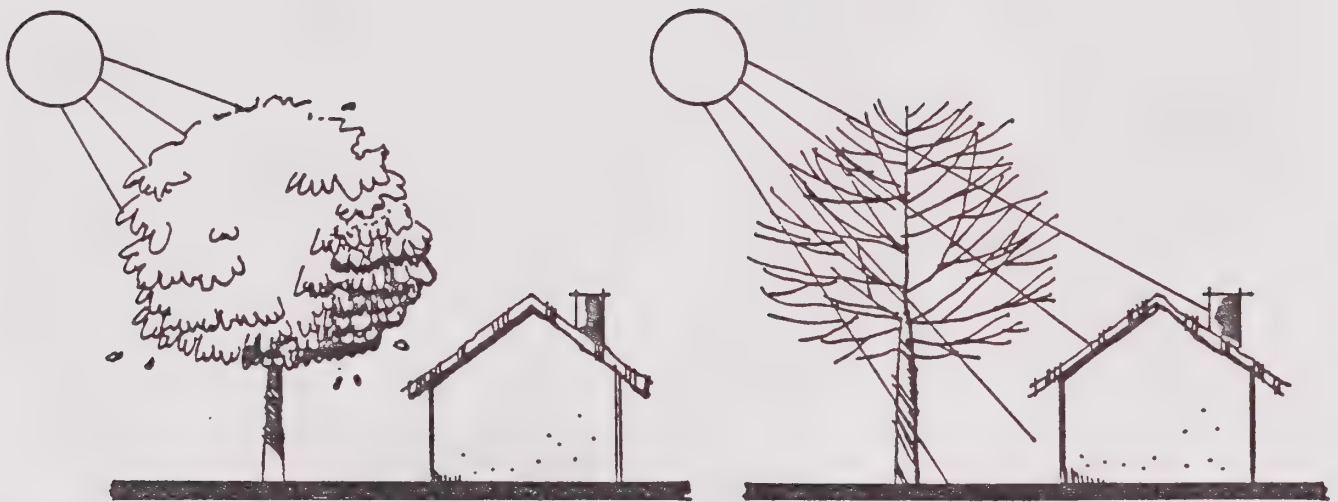
- Moveable insulation placed over window reduces heat loss
- Heat storage in massive floor re-radiates at night



Design for Winter Heat Gain



Design for Reducing Summer Heat Gain



Deciduous trees can be used for summer sun shading of the dwelling and yet allow winter sun penetration through their bare branches for solar collection

Landscaping for Summer Shade and Winter Sun

city of el centro

figure 25

Subdivision Design. Solar site planning incorporates modified yard requirements, lot configurations and street design to take advantage of summer and winter sun orientations. The following discussion outlines some of the concepts, which could be incorporated in subdivision planning for energy conservation.

Street Design and Lot Orientation. Streets which are predominantly laid out east to west will allow more lots to be oriented north to south, thus providing for the best solar exposure of both the lot and the building (Figure 26).

Reduction of street widths would save in both development costs and eventual energy use. Narrower streets have the effect of reducing micro-climate temperatures. Even a minor reduction of less than 10 can significantly reduce thermal loads upon adjacent buildings, thus saving energy used for cooling. Also street width reduction can make complete shading of streets by trees easier which can further reduce local temperatures, particularly when the shading extends over adjacent structures.

Pavement temperature affects energy use in other ways. Intense heat at the pavement surface discourages use by pedestrian and cyclists and encourages automobile use. Streets also increase night temperatures because they store a great deal of energy during the day and re-radiate it at night. These factors become important in selection of materials and colors for pedestrian and bicycle path pavements as well.

Shading and Solar Access. Shading of adjacent structures during the winter when sunlight is desired for heating the interior space, can be a problem. During El Centro's summers, shading may in fact be desired, because the total sunlight hitting a shaded structure would be reduced, thereby reducing summer heat gain within.

Subdivision design should take into account the seasonal shading conditions created by a particular site layout and attempt to alleviate winter shading of adjacent structures.

Shading will be reduced during winter days by simply maintaining the north-to-south orientation of lots in an otherwise typical subdivision. Flexible requirements for setbacks and sideyards will further enable the design of an energy efficient subdivision.

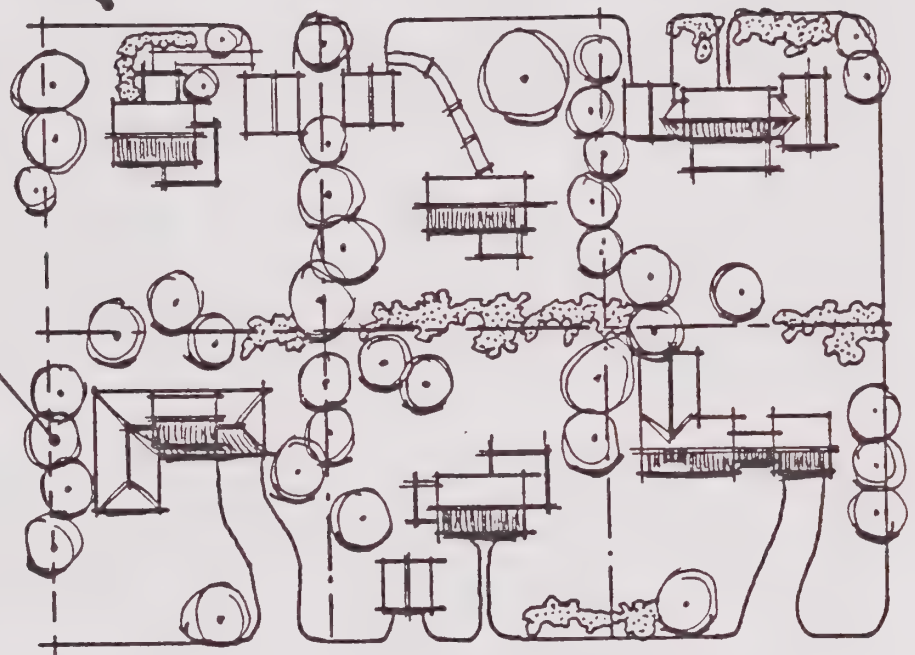
Clustered Development. Flexible clustering standards such as incorporated in many planned unit development ordinances will also allow further energy conservation. Attached units which share common walls, in general, use significantly less energy per unit than single-family detached units. This is due to a number of factors including: (1) the reduced ratio of surface area to interior volume ratios, lessening heat exchange; (2) shared heating, cooling and ventilation systems affording greater efficiency through economies of scale.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Many of the same Considerations discussed above are applicable to Commercial and industrial buildings.

Local streets
run east-west

Trees on the property line
provide both morning and
afternoon shade



Site plan for hot-arid region illustrating principles of orientation and placement of buildings, streets and planting

- Buildings oriented for maximum solar collection during winter
- Variation in setback allows maximum ventilation
- Prevailing breezes flow beneath high-canopy trees with little understory growth
- Houses face south

Site Planning Concepts for Hot-Arid Regions

The effectiveness of natural lighting is reduced as buildings become larger in floor area, requiring more artificial lighting and therefore more energy. Minimizing the southern exposure of buildings, and incorporating skylights and Courtyards into building design will help to reduce indoor temperatures and maximize natural lighting.

Concentrated development of industrial activities would increase the economy of collecting and recycling waste heat among different plants, a concept called "cogeneration."

LAND USE PLANNING

On the larger community scale, mixed land use is generally cited as a method of reducing the frequency and length of vehicle trips and thereby reducing energy use. The provision of small shopping and employment centers interspersed within residential areas may encourage the use of alternative modes of transportation such as walking or cycling.

Because of El Centro's fairly compact size, concentration of residential and commercial development in and around the central city area should have the same effect of reducing the need for vehicle use. Such development could enable walking and cycling to and from the downtown area.

The concept of concentrated and balanced development of the city is consistent with El Centro's goal of maintaining a vital downtown commercial area, as well. Additionally, concentrated development will aid in conserving surrounding agricultural land uses.

The phased expansion of public utilities and services such as water and sewer, will help in curtailing sprawled land development. In addition, use of a Development Rating System (outlined in Appendix A of the Land Use Element), and the implementation of the following design concepts will encourage compact forms of development resulting in energy savings:

Design Concepts for Energy Savings

1. Cluster or zero lot line
2. Solar orientation of lots
3. Solar orientation of buildings
4. Re-design or re-locate project
5. Maximum glazing on south
6. Avoid west glazing
7. Shade glazing in summer, south and west
8. Attic ventilation
9. Vestibule entrance
10. Insulate against heat gain and loss
11. Minimum paved area
12. Minimum length utility and drainage lines
13. Avoid paving adjacent to building
14. Narrow roads
15. Minimum grading

16. Natural ventilation and light
17. Solar space heating and cooling
18. Solar water heating
19. Minimum hours of lighting
20. High efficiency lamps
21. Hike and bike trails
22. Wind break
23. Shade west walls
24. Deciduous shade trees
25. Climate-adapted plants
26. Neighborhood pool and other recreation
27. High efficiency mechanical systems and appliance
28. Avoid gadgets (gas lamps)
29. On-site wastewater treatment
30. Street shade trees
31. Energy-efficient vehicles and machines
32. Avoid shift from gas to electricity
33. Provide public transportation
34. Energy-efficient materials, i.e., wood vs. aluminum

Source: Contra Costa County Energy Resources and Conservation Study, Contra Costa County Planning Department, CA 1976.

APPENDIX C

ENERGY CONSIDERATIONS FOR ENVIRONMENTAL IMPACT ASSESSMENT

1. Project Description
 - A. Identify energy consuming processes and equipment for construction, operation, and/or removal;
 - B. Identify energy conservation equipment and design features; and,
 - C. Provide these items in terms of initial and life-cycle energy costs or supplies.
2. Environmental Setting
 - A. Inventory of existing energy sources by fuel type;
 - B. Inventory of existing energy uses by fuel type;
 - C. Identification of climate factors such as winter winds, summer ventilation, solar insolation and heating and cooling degree days which would affect project energy use; and,
 - D. Discussion of off-site relationships, e.g. distance to residential areas, schools, shipping, parks, raw materials supplies, and employment centers which could affect long-term energy use for transportation.
3. Environmental Impacts
 - A. Energy requirements and efficiencies by amount and fuel type and initial versus long-term costs over project life cycle time for construction, operation, maintenance and/or removal:
 1. Buildings
 2. Streets and roads
 3. Utilities, street lights, pumping of water and/or sewage
 4. Storm drainage facilities
 5. Landscaping
 6. Transportation;
 - B. Effects on energy source: local and regional;
 - C. Effects on energy use including peak hourly and/or seasonal demands; and,

- D. Provide these items as basic information and delineate the difference between the energy pictures without the proposed project and with the proposed project.
4. Unavoidable Adverse Impact: Net Energy Demand: Construction, Operation, Maintenance, and/or Removal
5. Mitigation Measures (including but not limited to)
- A. Project design
1. Site preparation, e.g. eliminate unnecessary grading, reduce street length, and areas of paved surfaces, shorten drainage and utility lines, maintain natural drainage channels
 2. Climate considerations, e.g., lot and building orientation, shading of buildings, glazing, insulation, solar energy capabilities, cold ponding areas
 3. Energy efficient mechanical system and appliances
 4. Alternative fuels or energy systems
 5. Design of potential retrofit efforts
 6. Recycling and self-sufficiency
 7. Utilization of waste heat and materials
 8. Development of total systems concepts to reduce wasteful and inefficient production processes and facility system operations; e.g., solar considerations on plant and process design, materials handling and storage, fuel saving considerations, energy transmission and conversion improvements, insulation, process steam; space heating and air conditioning, degree to which labor is to be substituted for energy consuming equipment
- B. Consideration of peak hour and peak season restrictions;
- C. Allocation of petroleum products; and,
- D. Encourage energy conservation in transportation.
6. Alternatives, evaluate energy consumption for project alternatives, e.g. cluster development or planned development

7. Short-term gains versus long-term impacts: short-term energy benefits as opposed to effects on long-term energy sources and fuel types, effects of rising fuel costs
8. Irreversible commitment of resources, use of non-renewable resources during construction and maintenance and operation
9. Growth inducement: effect on primary energy sources and distribution systems



**open space
element**

OPEN SPACE ELEMENT

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VIII. OPEN SPACE ELEMENT

SUMMARY

The purpose of the Open Space Element is to set up a long term plan to coordinate the acquisition, development and maintenance of open space to meet the needs and standards of El Centro's population. This is land which promotes the health, safety, and general welfare of all citizens of the community.

The plan provides principles and programs of public open space development for the City of El Centro to direct and promote its desired future. The plan also provides a means of tracking and evaluating progress in achieving long term goals and an implementation plan.

The objectives of conserving open space are to improve that portion of the city now in existence; direct future urban growth and expansion of the city; preserve natural habitats and ecosystems; provide access to and conservation of important resource areas; protect community health, safety and well-being; and preserve areas of unique natural quality or community significance. Land use designations which meet these requirements include natural resource open space, resource conservation open space, recreation open space, health and safety open space and greenbelt open space. It is believed that accomplishing these objectives will increase the health, safety and welfare of the citizens of El Centro by minimizing the inefficient development of lands and resources which the citizens of El Centro depend upon for their livelihood and quality of life.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of open space acquisition, development and maintenance are:

- o Providing economic and aesthetic benefits of open space to property owners and residents of the city.
- o Avoiding areas potentially hazardous to health and safety where development should not occur.
- o Coordinating the City's open space system with other open space systems and plans of county, regional, state and federal agencies.
- o Maintaining traditional land use activities and the rural character of the community.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate the City's progress in achieving long-term goals, some of the following programs have been established:

- o A long range open space acquisition, development and maintenance report which provides an analysis of historic spending and improvement records and future short and long term open space needs.
- o A semi-annual short-term general plan progress report in which major General Plan assumptions are evaluated in light of the previous year's changes and the new year's trends.
- o An annual assessment of the condition of existing facilities (i.e., life expectancy, maintenance needs, relevance to present needs).
- o A resident's survey which asks about open space needs and programs, and user satisfaction with present open space and programs.
- o An annual survey of all public and private coordinated efforts in the El Centro area in providing open space.

Note: Please refer to the General Plan Bibliography for references which appear in the Open Space Element

INTRODUCTION

The Open Space Element identifies and analyzes the open space needs of the City of El Centro. It contains descriptions of the proposed plans for reducing risks of losses. The following discussion provides a general overview of the City's existing open spaces and the relationship of the Element to the General Plan.

RELATIONSHIP OF THE OPEN SPACE ELEMENT TO THE GENERAL PLAN

By definition, open space is any parcel or area of land or water, which is essentially unimproved. The Open Space Element of the General Plan is justified by the need to keep open space areas and programs current with citizen needs. Needs, standards, expectations, areas and programs are all continually changing. The Element is an important tool in managing this change. It assists in providing a long term perspective in the midst of the many daily options which are presented.

The objectives of conserving open space within El Centro are to improve that portion of the City now in existence; direct future urban growth and expansion of the City; preserve natural habitats and ecosystems; provide and control access to and conservation of important resource areas; protect community health, safety and well-being; and preserve areas of unique natural quality or community significance.

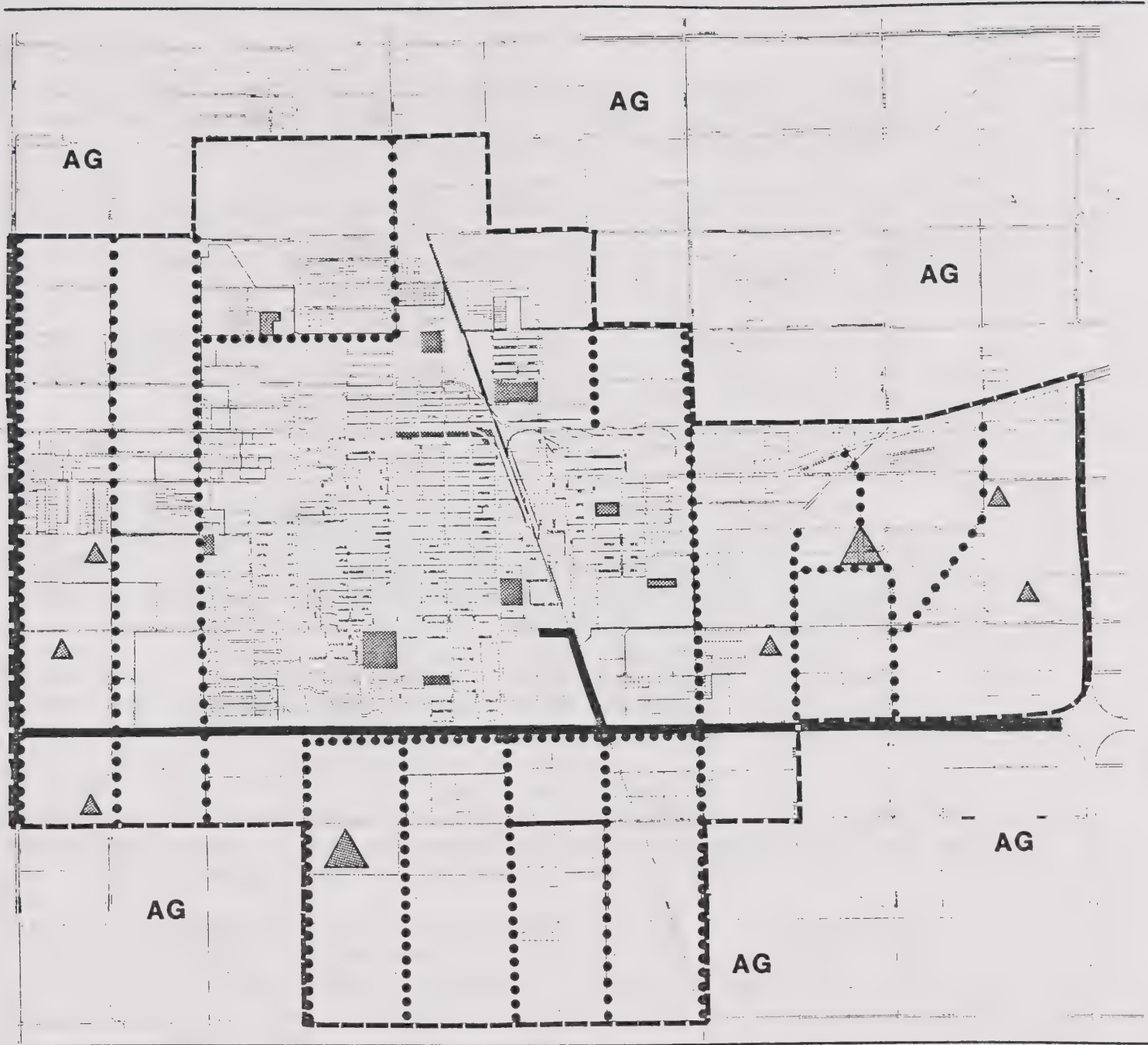
The Open Space Element provides direction about the supply, quality and maintenance of open lands within the City. The Open Space Element is closely related to the Conservation and Public Facilities Elements in that all three Elements direct planning for recreation and conservation space. The primary distinction between the Open Space Element and the others is that open space is land which is not developed with residential or other urban uses, but may be available in the future for such urban use. The Conservation Element provides a plan for land which is intended to remain undeveloped and unavailable for intensive uses and the Public Facilities Element possesses a plan for land which is intended to be developed and available for intensive public use.

EXISTING CONDITIONS AND TRENDS

El Centro possesses 76 acres of land classified as "open space" within the City limits in various General Plan categories (see Figure 27). These lands are found in various patterns and contexts related to land use activities within the City and Imperial Valley and are briefly summarized here as a foundation for the present Open Space Element.

Natural Resources

Land defined as "Natural Resources Open Space" in the General Plan include areas for preservation of plant and animal life, particularly habitat areas for fish and wildlife species.



- Area Ultimately Developed
- Canal/Drainage Right of Way
- Greenbelt Buffer Zones

AG Resource Open Space (agricultural)

▲ Proposed Neighborhood Parks

▲ Proposed Community Parks

Existing Parks

Open Space Areas

[0 2000] 4000



Most of the natural flora has been replaced by cultivation in the El Centro area. The remaining "natural areas" exist mostly along irrigation canal rights-of-way and other lowland areas created by agriculture and irrigation land uses.

The canal system provides habitat for saline adapted plant species. Populations of a number of fish species live in the canals. The mosquito fish has been introduced by the Imperial County Health Department for mosquito control, and species of Tilapia have been introduced to control aquatic weeds.

The canal system has created an aquatic habitat within a naturally arid environment and provides opportunities for people to fish and observe wild species in a unique manmade "natural" environment area.

Resource Conservation

Land defined as "Resource Conservation Open Space" in the General Plan include areas for the managed production of resources, including range land, agricultural lands, areas of importance to the production of food or fiber, and areas containing major mineral resources. These lands represent all areas of influence lands not designated for urban development.

El Centro is primarily surrounded by agricultural lands which are considered to be open space for the production of food and fiber. Agricultural open space surrounds the municipal sewage treatment plant which is just north of the City.

An irrigation and drainage canals network is within the City's area of influence and some residential portions of the City. Canal rights-of-way will remain as open space, to provide access for maintenance and to protect water flow capacities as urban development expands into the immediately adjacent farmlands.

Currently, there are approximately 12,000 acres of lands classified as Resource Conservation Open Space within the planning area of El Centro. This is due primarily to the local economy's emphasis on agriculture and the lack of new development in the recent past.

Recreation

Land defined as "Recreation Open Space" in the General Plan include areas of outstanding scenic, historic and cultural value, areas for park and recreation activities and linear recreation areas such as utility easements, river and canal banks.

Currently, there are 72 acres of lands classified as Recreation Open Space within the City Limits of El Centro. Recreation Open Space is provided by the parks scattered throughout the City. Park space is presently about 3.5 acres per 1,000 population, which is less than the accepted standard of 4.0 acres per 1,000 population. However, the effective acreage of city park space is larger than indicated because many neighborhood parks are located adjacent to school

playgrounds. Several parks administered by Imperial County, State and Federal agencies are located in the El Centro region.

Figure 27 shows the location of existing and proposed parks within the City and its planning area. Two existing parks, Gomez Park and Desert Gardens are not currently improved, but are in City ownership and provide open space areas. Locations of proposed neighborhood and community parks shown on Figure 26 are intended to be "floating" designations which represent a general area where a park is needed, but are not intended to show an exact location.

The City of El Centro has made a commitment to the provision of Recreation Open Space. This commitment includes public and commercial forms of recreation opportunities and is exemplified by zoning regulations which encourage development throughout the City.

Health and Safety

Land defined as "Health and Safety Open Space" in the General Plan include areas requiring special management and/or separation from other land uses, due to potentially hazardous conditions, such as seismic fault zones, unstable soil areas, flood plains and areas required for protection of water quality.

Currently, lands which would fall under the requirements for Health and Safety Open Space include the interface between agricultural and residential land uses and areas adjacent to canal systems.

No significant trends have been identified for Health and Safety Open Space; however, with the continued development of the City, review of the need for such open space systems will be required.

Greenbelt

Land defined as "Greenbelt Open Space" in the General Plan include areas which generally provide buffer zones between potentially incompatible land uses, such as between industries and homes.

Currently, there are approximately 40 acres planned for Greenbelt Open Space within the future growth area of the City. Within the present City limits, Greenbelts are intended along major road corridors, such as 5-8 and Imperial Avenue, generally within the right-of-way or as part of landscaped building setbacks.

Open Space buffer zones will continue to be a major concern as the city grows. Although not considered a major concern today, the City will require a closer examination of Greenbelt systems as new development emerges.

OPEN SPACE PRINCIPLES, PROGRAMS AND PLANS

NATURAL RESOURCES

In developing a program for the efficient use and conservation of Natural Resources Open Space in El Centro, the following objectives are established:

- o To direct future urban growth and expansion of the city to minimize destruction and to conserve natural habitats and ecosystems for native plant and animal species; to provide and control access to these important resource areas; to protect community health, safety and well being while in these areas; and to preserve special areas of unique natural quality and community significance.

In order to pursue these objectives, the following principles and programs are established:

- o The environmental review process should be used to evaluate natural resources and plant and animal habitats which may be impacted by proposed development. Areas with unique or high quality habitats should be preserved through open space designation or parkland dedication.

RESOURCE CONSERVATION

In developing a program for the efficient use and conservation of Resource Conservation Open Space in El Centro, the following objectives are established:

- o To direct future urban growth and expansion of the city to minimize destruction and to conserve areas for the managed production of resources, including range land, agricultural lands, areas of importance to the production of food or fiber, and areas containing major mineral resources; to provide and control access to these important resource areas; to protect community health, safety and well being from activities in these areas; and to preserve special areas of unique natural quality and community significance.

In order to pursue these objectives, the following principles and programs are established:

- o Preserve valuable agricultural lands within the City and its sphere of influence for crop production and also to provide buffer space between urban development and the surrounding agricultural region.
- o Designate all lands within the sphere of influence which have not been designated for urban uses as agricultural resource conservation areas.

RECREATION

In developing a program for the efficient use and conservation of Recreation Open Space in El Centro, the following objectives are established:

- o To direct future urban growth and expansion of the city to ensure the conservation of areas with outstanding scenic, historic and cultural value; to plan areas for park and recreation activities and linear recreation areas such as utility easements, river and canal banks; to provide and control access to these important resource areas; to protect community health, safety and well being while in these areas; and to preserve special areas of unique natural quality and community significance.

In order to pursue these objectives, the following principles and programs are established:

- o A rather unique recreational space has been provided by the canal rights-of-way. While these canals are under the jurisdiction of the Imperial Irrigation District, there may be opportunities for canals which are covered to become pedestrian or bicycle corridors. This should be considered as development adjacent to canals occurs, especially in the western portion of the city.
- o The area immediately surrounding the municipal water treatment plant, south of Interstate 8, may be appropriate for development of a proposed recreational park, which may include a golf course and a man-made lake for water supply storage.
- o Existing developed small public parks and school playgrounds are described in the Public Facilities Element of the General Plan.

HEALTH AND SAFETY

In developing a program for the efficient use and conservation of Health and Safety Open Space in El Centro, the following objectives are established:

- o To direct future urban growth and expansion of the city to minimize hazards from areas requiring special management and/or separation from other land uses, due to potentially hazardous conditions, such as seismic fault zones, unstable soil areas, flood plains and areas required for protection of water quality; to control access to these important resource areas; to protect community health, safety and well being from activities in these areas; and to preserve special areas of unique natural quality and community significance.

In order to pursue these objectives, the following principles and programs are established:

- o The irrigation canal system is particularly dangerous in residential areas where unsupervised children have easy access. Controls must be developed to restrict this access, either by fencing the canals or covering them in some manner.

- o Agricultural activities such as pesticide and crop dusting creates another hazardous condition. The type and method of these spraying activities should be restricted within the City's area of influence to reduce the adverse effect from airborne drift of chemicals into adjacent residential areas.

GREENBELT OPEN SPACE

In developing a program for the efficient use and conservation of Greenbelt Open Space in El Centro, the following objectives are established:

- o To direct future urban growth and expansion of the city with provision for buffer zones between potentially incompatible land uses, such as between industries and homes; to provide and control access to Greenbelt resource areas; to protect community health, safety and well being while in these areas; and to preserve special areas of unique natural quality and community significance.

In order to pursue these objectives, the following principles and programs are established:

- o Locate Greenbelt strips along either side of Interstate 8 as part of the on-going effort to upgrade the visual quality of this corridor. Continuous greenbelt strips will provide a sound and visual buffer zone between the highway and adjacent land uses, particularly residential areas.
- o The existing linear park located behind Fire Station #2, should be extended east along the south boundary of Tract #98 to provide a buffer area between future residential development and the adjacent industrial area.
- o Land between railroad rights-of-way and adjacent residential land uses should be developed into buffer zones. Buffer zones should be maintained between these two land uses to reduce the impact of railroad noise upon nearby residents.

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Open Space Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule, for example, once a year. The appropriate City staff should be assigned to conduct the work and be responsible for its completion. Finished reports should be submitted for review to the Planning Commission and City Council.

Some of the instruments to track the progress of the city in meeting general plan objectives are the following:

- o A long range open space acquisition, development and maintenance report which provides an analysis of historic spending and improvement records and future short and long term open space needs.
- o A semi-annual short-term general plan progress report in which major General Plan assumptions are evaluated in light of the previous year's changes and the new year's trends.
- o An annual assessment of the condition of existing facilities (i.e., life expectancy, maintenance needs, relevance to present needs).
- o A resident's survey which asks about open space needs, programs, and user satisfaction with present open space and programs.
- o An annual survey of all public and private coordinated efforts in the El Centro area in providing open space.

IMPLEMENTATION

The basis for protection of open space lands is given by Section 65567 of the California Government Code:

"No building permit may be issued, no subdivision map approved, and no open space zoning ordinance adopted, unless the proposed construction, subdivision map or zoning ordinance is consistent with the local open space plan."

The program for the provision of open space shall be implemented through the following ordinances and procedures.

The Subdivision Ordinance

The subdivision ordinance contains provisions for the dedication of land for park or recreational purposes. (A fee can be paid in lieu of a land dedication.) The ordinance requires a land dedication (or equivalent) calculated on the basis of a ratio of three acres of park for each 1000 people. These dedications will insure adequate open space in newly developed areas.

The collection of "in lieu fees," and other funds, can be used to set up a revolving fund to be used for the acquisition of park and open space lands. Raw land for future parks and open space would be purchased at substantially lower prices before development takes place. The fund would be replenished by collected fees in lieu of land dedications at the time of development, allowing for further acquisitions to meet anticipated future needs.

The Zoning Ordinance

The zoning ordinance makes provisions for Planned Unit Development (PUD) as a way to encourage residential environments with more usable open space than provided under traditional development standards. The City Council, as a condition of project approval, may require that the development rights of open areas in the project be dedicated to the city in order to insure permanent open space.

Development Rating System

Use of the development rating system for proposed projects (described in Appendix A of the Land Use Element) would require that all new development be consistent with the objectives and principles of the General Plan, which include those of this Open Space Element.

Agricultural Preserves

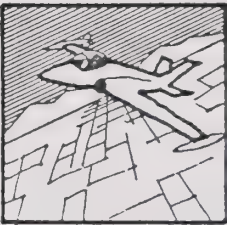
Voluntary enrollment by owners of local prime farmlands into agricultural preserve contracts will protect the continued use of these lands for agricultural open space. The Williamson Act, passed into law by the State Legislature, is administered by the County. It insures that owners of prime farmlands will only be taxed for the agricultural use-value of their lands, in return for guaranteeing that the land will be kept in agricultural use for the term of the contract.

Open Space Acquisition

Open space, primarily parkland, is obtained through dedication or acquisition. Developer fees collected through the Park Dedication provisions of the subdivision ordinance, aid in acquiring open space. Development of new schools also adds open space and recreation facilities. Continued provision of open space should be pursued as the city expands, especially to the west and south.

Designated Open Space

The City should require easements, special landscaped setbacks, or seek acquisition of the land along either side of Interstate 8 to provide continuous greenbelt strips.



**safety
element**

SAFETY ELEMENT

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IX. SAFETY ELEMENT

SUMMARY

The purpose of the Safety Element is to set up a long term plan to enhance community well-being and security by coordinating protection against injury and property losses due to natural and manmade hazards. This is a plan for reduction of multiple hazards; however, major threats from earthquakes, floods, fires and soil instability are especially targeted.

The Element provides principles and programs of Public Safety for the City of El Centro to direct and promote its desired future. The Element also provides a means of tracking and evaluating progress in achieving long term goals.

The objectives of the principles and programs of safety are to increase knowledge and information about hazards, increase community awareness of hazards, take steps to lower risks of loss, and prepare for emergency recovery action.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of safety enhancement and hazard reduction are:

- o Identifying and evaluating hazardous locations, processes, activities and events.
- o Regulating new building construction based on limitations consistent with existing and evolving seismic and geologic knowledge. The potential for earthquakes to result in loss of life and extensive property damage greatly increases in relation to the height of buildings.
- o Publicizing and distributing information about hazards.
- o Passing and enforcing building codes and zoning ordinances to avoid and/or withstand the negative effects of hazardous events.
- o Mitigating situations which pose higher risks than acceptable.
- o Preparing for emergency mitigation of disaster losses.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate city progress in achieving long-term goals, some of the following programs have been established:

- o An annual progress report of all general plan programs to provide an analysis of progress made in accomplishing objectives, principles and programs.

- o An annual survey of all public agency and private efforts in increasing safety and reducing risks of losses.

Note: Please refer to the General Plan Bibliography for references which appear in the Safety Element.

INTRODUCTION

The Safety Element identifies and analyzes the safety needs of the City of El Centro. It contains descriptions of the proposed plans for reducing risks of losses. The following discussion provides a general overview of the City's existing hazards and the relationship of the Element to the General Plan.

RELATIONSHIP OF THE SAFETY ELEMENT TO THE GENERAL PLAN

Government Code Section 65302(g) requires each California city and county to include within its General Plan a Safety Element which promotes the protection of the community from hazards such as flooding, earthquakes, landslides and fire. The Safety Element of the General Plan is justified by the need to keep safety programs and principles current with citizen needs. Needs, standards, expectations, principles and programs are all continually changing. The Element is an important tool in managing this change. It assists in providing a long term perspective in the midst of the many daily options which are presented.

The objectives of reducing risks of losses within El Centro are to: increase knowledge and information about hazards, increase community awareness, take steps to lower risks of loss, and prepare for emergency recovery. Specifically, these are risks which derive from earthquakes, floods, fire, aircraft crashes, traffic accidents, criminal behavior, high winds, heavy storms, air pollution, water pollution, hazardous waste disposal, disease vectors and epidemics.

The Safety Element is a protection oriented element. Many safety risks are continually posed to the community. The programs and principles set out in the Element provide tools for administrators to analyze the risks of proposed actions upon the community. The Safety Element is generally related to all other Elements in that policies of other Elements (such as Land Use) increase or decrease the risks of losses to the community. The Safety Element is related to the Conservation Element by also having a protection orientation.

EXISTING CONDITIONS AND TRENDS

El Centro poses many natural and manmade hazards to its residents. These are found in a context of economic and social trends and expectations and are briefly summarized here as a foundation for the present Safety Element.

Seismicity

The following description identifies, very generally, the existing seismic hazards of the Imperial Valley area. It will not take the place of a detailed geological and engineering site investigation; however, it does indicate that there are areas in which detailed investigations should be made prior to reaching a final decision on permitting specifically proposed uses. Recommendations are also made

for the reduction of seismic risk to future development by evaluating proposed land uses with respect to hazard potential.

El Centro is located in the southern portion of the Imperial Valley approximately 14 miles to the north of the Mexican border. The Valley is a broad, flat, alluviated area that lies partly below sea level. It is cut off from the Gulf of California to the south by the Colorado River Delta. The lowest part of the Valley contains the Salton Sea, an inland lake 240 feet below sea level, that serves as a drainage point for the region.

The Valley is one of the most tectonically active regions in the United States. Branches of the San Andreas fault form the eastern boundary of the basin (known as the "Salton Trough") and the western edge is defined by the San Jacinto-Coyote Creek and the Elsinore-Laguna Salada Faults. More small to moderate earthquakes have occurred in the area than along any other section of the San Andreas Fault System. During the current century, the area has experienced eleven earthquakes of magnitude 6.0 or greater on the Richter scale with the strongest being a magnitude 7.1 temblor on the Imperial Fault in 1940. The deep, sediment-filled geologic structure of the Trough makes the area particularly susceptible to severe earthquake damage. A number of quakes have had an intensity of VIII or higher on the Modified Mercalli Scale and the 1940 occurrence reached intensity X.

The composition of geologic strata (bedrock and soil) determines what can be expected from an area as a result of ground shaking. It is therefore important to know the soil makeup in order to determine the design of structures proposed for an area.

Existing Faults. The strain pattern in the Imperial Valley region is clearly defined. The primary strain features are the northwest-trending high-angle faults developed along the San Andreas, San Jacinto, and Elsinore zones. Movements along these faults are predominantly right lateral, with relative south-eastward displacements of the northeast blocks, and vertical movements are local or only apparent.

The cities of Brawley, Imperial, El Centro, and Calexico have, within the last 35 years, received damage from the movements of major faults in the San Jacinto fault zone. These are the Imperial and Superstition Hills Faults.

In relation to the City of El Centro, the Imperial Fault is located approximately 5 miles to the east. It is an historically active fault associated with an earthquake of major proportions in 1940 and again in 1966, both of which have well documented reports indicating surface faulting. In 1968 it was indicated that the fault had crept horizontally separating in a right-lateral sense.

Earthquake of May 18, 1940 - Imperial Valley

Magnitude: 7.1.

Maximum Intensity: X.

This is the earthquake that exposed the exact line of the Imperial Fault, which is the only known section of the San Andreas system near the U.S. - Mexican border. The ground was ruptured for 40 miles from Volcano Lake in Baja California to a point near Imperial. There were seven deaths, and property loss was in excess of \$5 million. The epicenter was located east of El Centro. Eighty percent of the buildings at Imperial were destroyed; 50 percent of Brawley's structures were severely shaken. Indirect damage to crops was substantial, owing to the disruption of drainage and flooding immediately after the break. Horizontal displacement across the completed but as yet unfilled International Canal was 14 feet, 10 inches, creating a permanent change in the U.S. - Mexican boundary line. The Alamo Canal in Baja California also was offset, and water spilling out of the broken channel caused a local flood.

Perhaps the most conspicuous area of surface rupture was on State Highway 98, 8 miles east of Calexico. The roadway was broken by a 4-foot scarp, and rows of trees in an orange grove south of the highway and west of the Alamo River bridge were offset almost 10 feet. The maximum horizontal displacements of the earthquake -- approximately 29 feet -- were measured in the area just south of the orange grove. Vertical movements were very slight.

Within a few miles to the north of El Centro there are several faults which have been active historically; some of these are associated with the recorded 1951 quake involving the Superstition Hills fault, a well documented quake, showing surface faulting. In 1968 it was discovered that this fault had also crept horizontally, separating in a right lateral sense.

Epicenters. There are two historically active earthquake epicenters which are located within a 4-mile radius of the City of El Centro. One which had an estimated magnitude of 6.3 on the Richter Scale and occurred in 1915. The other epicenter just southeast of the city has had 26 earthquakes recorded with a magnitude equal to or less than 7.1 on the Richter Scale.

Within a 20-mile radius of El Centro, there are approximately 45 epicenters all with recorded earthquake magnitudes ranging between 4.0 and 5.9 on the Richter Scale. Several of these epicenters have had many recorded earthquakes. Beyond the 20-mile radius there are many more epicenters. Precise knowledge of the location of earthquake epicenters represents an important piece of information for use in seismic safety planning. Epicenter information before 1933 was quite imprecise because it was based on subjective reports and could only be considered accurate to one degree of latitude and longitude. Since then, the invention of

seismic instrumentation has made it possible to locate epicenters with more accuracy.

Earthquake Intensities. El Centro is located in an area where there have been between 16 and 25 earthquakes that have produced Modified Mercalli Scale Intensities of VI to X in the time interval 1810-1969 -- a period of 159 years. See Appendix B of this Element for an explanation of the Modified Mercalli Scale Intensities.

Existing information about earthquakes that have occurred within El Centro in the past 160 years may be interpreted to mean that an equal number of earthquake events of equal intensity may occur within the next 159 years. It does not indicate when earthquakes will occur and what the magnitude and intensity of shaking will be. However, the past frequency of moderately high magnitude and intensity earthquakes; the close proximity of epicenters and major faults to the city limits; and the projected increase in population create fairly certain probability that significant damage by earthquakes can be expected to occur to life and property in the El Centro area within the General Plan planning period.

Flooding

In 1901 water was brought into Imperial Valley from the Colorado River. The water came from a canal built through Mexico and brought into the Valley at the Mexican border near Calexico. In 1905 floods in the Colorado River caused a break-through in the canal feeding the Valley and for two years, until 1907, the area was flooded.

Since the flood of 1905, more canals and ditches were built to accommodate farmers. In 1940 the All-American Canal was completed. This canal brings water from the Colorado River to Imperial Valley entirely on the American side of the international border. Hoover Dam had been completed and, further south on the river, Imperial Dam was built to enable the Valley to control the flood water of the Colorado River.

Flooding in El Centro may result from the following conditions: Heavy or prolonged precipitation; collapse or leakage of a dam; and a degraded watershed or drainage system. An expected 30 percent population increase through the year 2000 may both increase the risk of flooding and the exposure of people and property to flooding damage because of the associated increase in land development which increases the extent of impermeable surfaces and related runoff.

Fires

The El Centro Fire Department currently has 35 sworn fire personnel, which is a ratio of about 1.25 per thousand population (based upon a current population of 28,050). At the present time there are two fire stations in El Centro. They are located at the corner of Eighth Street and State Street, and at 900 Dogwood Road.

Two additional fire stations are proposed to be located around the periphery of the existing city. The locations of these stations have been proposed by the Fire Chief and are generally compatible with plans for the city's expansion. However, the location of the new stations should be continually re-examined to insure they will serve continually changing risks and population changes.

Increased responsibilities for fire fighters may increase their workload and in turn justify more personnel. For example, with increasing awareness of earthquake disasters may come the realization that risks of fires, floods and other emergency losses are higher than once believed. Higher risks may translate into more workload from actual disaster response and from more preparation activity in anticipation of disaster response.

Disaster Preparedness

At the local level, Emergency Management Staffs of cities are responsible for their respective jurisdictional areas, and the staffs of counties which are responsible for the unincorporated areas of counties. Furthermore, the Emergency Service Act designates each County as an Operational Area to serve as a link in communications systems, required in a STATE OF WAR EMERGENCY.

The State of California is divided into six Office of Emergency Services (OES) Mutual Aid Regions throughout California. Regional Managers and their staffs (designated state agency representatives) will constitute the Regional Emergency Management staff and will coordinate and support local emergency operations at the request of Operational Area Coordinators.

The Governor, through State OES and its Mutual Aid Regions, will coordinate statewide operations to include the provision of mutual aid and other support to local jurisdictions and the redirection of essential supplies and other resources as required. The OES Director, assisted by representatives from state agencies, will constitute the State Emergency Management Staff.

The Federal Emergency Management Agency (FEMA) serves as the main federal government contact during natural disasters and nuclear defense emergencies.

The following provides emergency authorities for conducting and/or supporting emergency operations:

Federal

- o Federal Disaster Relief Act of 1974 (Public Law 93-288)
- o Federal Civil Defense Act of 1950 (Public Law 920), as amended
- o Public Law 84-99 (U.S. Army Corps of Engineers-Flood Fighting)

State

- o California Emergency Services Act (Chapter 7 of Division 1 of Title 2 of the Government Code)
- o California Natural Disaster Assistance Act
- o Section 128, California Water Code (California Department of Water Resources - Flood Fighting)
- o Orders and Regulations which may be Selectively Promulgated by the Governor during a STATE OF EMERGENCY
- o Orders and Regulations Promulgated by the Governor to Take Effect upon the Existence of a STATE OF WAR EMERGENCY

Local

From the previous physical description of Imperial Valley, and the brief report of the seismic history of the area, it can be assumed that earthquakes will occur again. The cities located within Imperial Valley will also continue to expand and grow. The issue that must be dealt with is how the hazards of an earthquake can be reduced to provide for the health and safety of the residents.

Police

The El Centro police force has 40 sworn officers serving a population of approximately 28,050 people in the city limits for a manpower ratio of 1.43 officers per 1,000 people. Police headquarters is located just north of City Hall.

Police protection needs may exceed those estimated on the basis of nominal manpower ratios and official population estimates. A sizable, seasonal migrant and visitor population, a large influx of daily commuter workers, and an unknown number of undocumented workers increases the need for police services.

There appears to be limited potential for the expansion of the police headquarters beyond the borders of the present site. To accommodate expected manpower increases, the expansion potential of the existing police facility should be evaluated in detail and a strategy for eventual expansion should be developed.

Traffic

The City of El Centro's Circulation Element defines the circulation network for all forms of transportation within and nearby the city. Actual and anticipated transportation traffic on the network influences network planning. This is expressed in the Circulation Element. Ongoing traffic volume and safety is a concern of the Safety Element, however.

There are over 600 traffic accidents in El Centro per year, on average. About 25% of all accidents involve right of way violations and about 15% involve improper turning. The streets with most accidents include 4th, Imperial Avenue, Main and Adams. The intersections with the most accidents include 8th and Main, Scott and Imperial, Adams and Imperial, 4th and Main, Euclid and Imperial, and Adams and 8th.

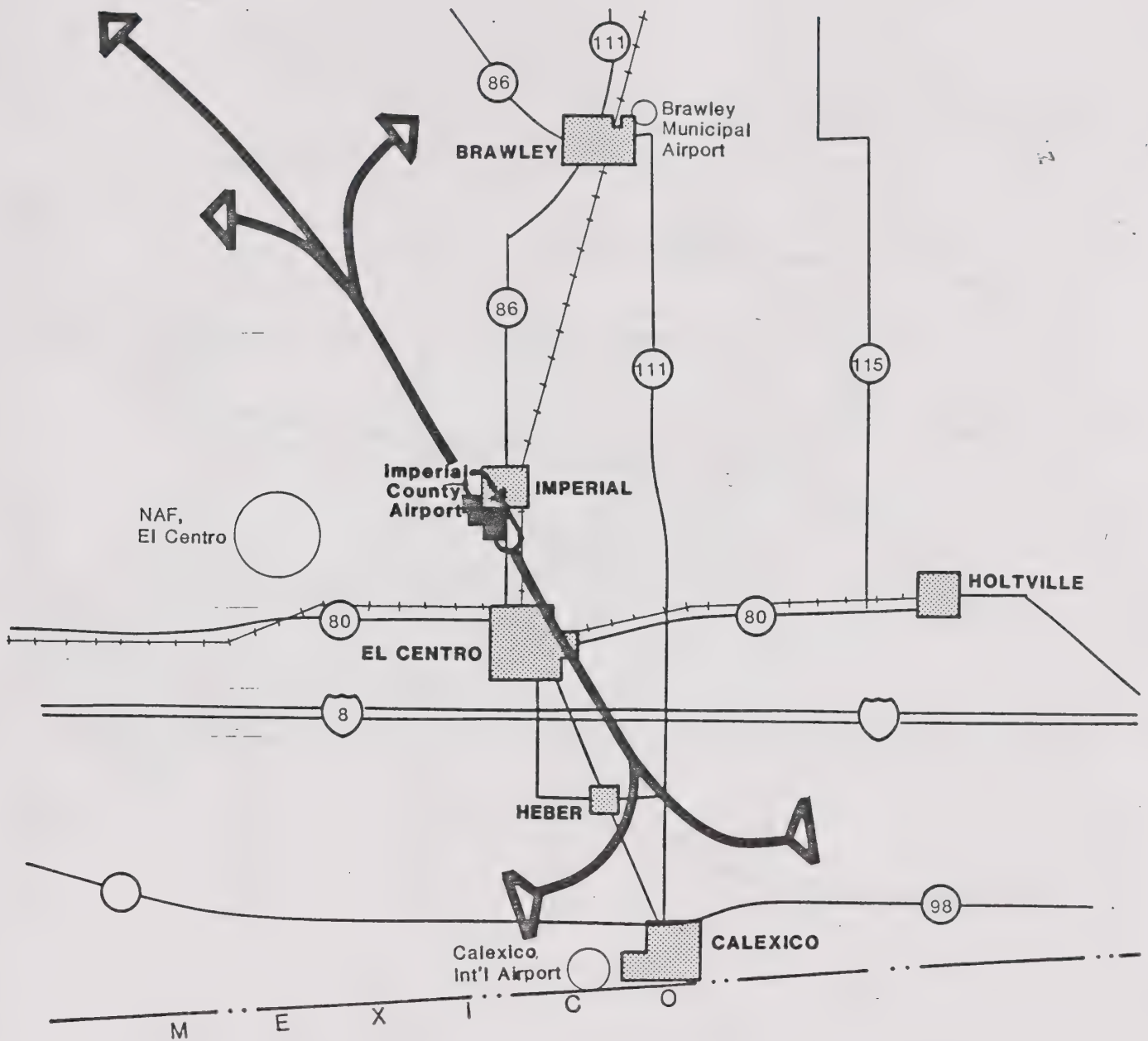
With the expected population increase will come proportional increases in traffic accidents. If improvements to the road segments and intersections do not keep pace with traffic increases, accidents may increase at a greater rate than population.

Aircraft

Imperial County and the U.S. Navy operate airports near the City of El Centro. Imperial County Airport is presently served by 12 flights per day by commercial airlines. The airport is open daily from 5:30 a.m. to 10:30 p.m. Figure 28 shows the predominant pattern for approaches to the airport over El Centro.

Operations at the Naval Air Facility average 13,000 takeoffs or landings per month, which are primarily training flights. Flight patterns vary according to daily weather, however, the predominant pattern is shown in Figure 29. Flight operations are normally conducted from 7:00 a.m. to 11:00 p.m., six days per week.

Risk of air crashes is very slight at either airport, and there have been no major incidents in the past. Air crashes which have occurred in Imperial Valley have been in restricted or remote areas. Similarly, incidents during crop-dusting flights have occurred in agricultural areas. In addition, hazards from stormy weather primarily affect flights near mountain ranges where thunderstorms can create downdrafts. Within the city and its planning area, however, hazards from aircraft operations are very minimal. Between 1980 and 1986, there were seven ground accidents (one fatal) involving airplanes at Imperial County Airport.



Arrival Patterns

Departure Patterns

Flight Control Landing Pattern

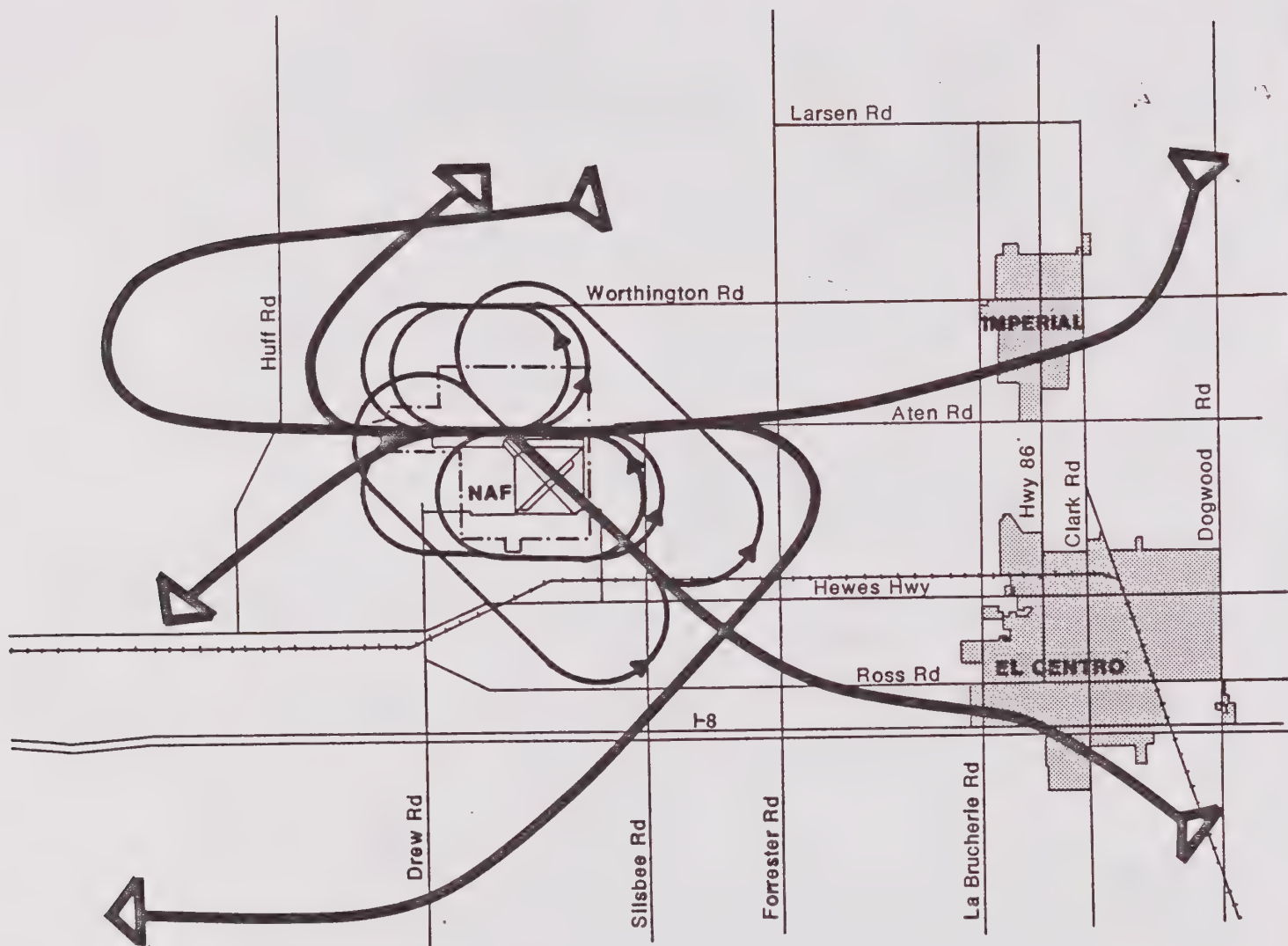
Imperial County Airport
Predominant Flight Patterns

0 2mi 4mi



city of el centro

figure 28



Arrival Patterns

Departure Patterns

Flight Control Landing Pattern

Naval Air Facility Predominant Flight Patterns

0 1mi 2mi



city of el centro

figure 29

Health Care

The City presently has one 24 hour, full emergency equipped hospital, one privately owned ambulance service with paramedics, and one urgent care medical facility open 12 hours per day, 365 days per year.

A 30 percent increase in population by the year 2000 will probably increase the demand for medical services and require expansion of existing facilities.

SAFETY PRINCIPLES, PROGRAMS AND PLANS

SEISMICITY

In developing a program for the safety of the citizens of El Centro, the following objectives are established:

- o To increase knowledge and information about earthquakes; to increase community awareness of earthquake hazards; to reduce loss of life, injuries, damage to property, and economic and social dislocations resulting from future earthquakes; and to prepare for emergency recovery action.

In order to pursue these objectives, the following principles and programs are established:

- o Identifying and evaluating conditions in geographic locations for primary (shaking effects) and secondary (induced effects) earthquake risks, e.g., close proximity to: epicenters, liquefying soils, flammable chemical storage tanks, building collapse, flying glass, land below dams, and unreinforced masonry construction.
- o Holding public presentations and workshops on earthquake hazards/mitigations and publicizing earthquake hazard information to all citizens.
- o Regulating new building construction based on limitations consistent with existing and evolving seismic and geologic knowledge. The potential for earthquakes to result in loss of life and extensive property damage greatly increases in relation to the height of buildings.
- o Creating land use restrictions for new construction in areas determined to have higher than acceptable risks to life and property in case of earthquake damage.
- o Locating significant public facilities such as dams and reservoirs, hospitals, emergency facilities, schools, utilities and transportation, multi-story buildings, and correctional facilities in the seismically safest locations.
- o Requiring investigations to be performed by specialized soils or geology engineers for all development review applications on land suspected of having geologic hazards, such as unstable soils, groundshaking, liquefaction, and structural hazards.
- o Requiring the use of appropriate construction techniques recommended by a registered engineer for proposed development in geological hazard areas.

- o Requiring environmental review and mitigation measures of all ministerial actions which may result in the issuance of building permits granted on land located in a geological hazard area.
- o Continuing to require all earthquake-prone buildings (without steel), public buildings and buildings housing critical public functions to be identified, upgraded and structurally retrofitted.
- o Maintaining in operation such critical facilities as police and fire stations, hospitals, dams and reservoirs, power facilities, and emergency communication systems after an earthquake, for post-disaster operations.
- o Establishing joint powers agreements with nearby jurisdictions and private sector organizations to help mobilize and coordinate disaster relief operations and reconstruction efforts.
- o Establishing an emergency disaster relief plan to coordinate: Police and fire/rescue action; medical attention; shelter; communications networks; evacuation; damage assessments; repair service; transportation service; power generation; food supply; water; financial, insurance and reconstruction assistance. (Please see Appendix A for an example of an Emergency Plan.)

FLOODING

In developing a program for the safety of the citizens of El Centro, the following objectives are established:

- o Promoting programs and actions that will increase knowledge and information about flood hazards; increase community awareness of flood hazards; take steps to lower risks of flood losses; prepare for emergency flood damage recovery.

In order to pursue this objective, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous flooding locations, situations, and activities and publishing information about this to the general public.
- o Conducting system-wide simulation studies of drainage behavior under various storm and disaster conditions to anticipate problem areas and prepare mitigations for them.
- o Encouraging the continued efficiency of the Public Works Department by expanding the budget to allow upgrading of sewerage equipment and facilities, acquisition of additional equipment and manpower, and continuous training programs for staff.

- o Improving drainageways and flood control facilities so as to lessen recurrent flood problems and include such public improvements in the capital improvement program for the City.
- o Maintaining all drainage and flood control facilities so that they function as they were intended.
- o Requiring all proposed development projects to submit a hydrological analysis which projects the expected runoff which will go into the city drainage system and the cumulative impact upon the drainage system and flood prone areas which this runoff will have in combination with existing runoff.
- o All new development should be reviewed with respect to proper drainage. Local conditions of poor drainage should not be aggravated by new development and, to the extent appropriate, such poor drainage conditions should be improved. Where on-site retention of run-off is determined to be needed, improvement of retention facilities for dual use, or other creative solutions for drainage management, should be encouraged.
- o Disallowing development which causes runoff increases that will cause the city's existing drainage system to exceed its design capacity until appropriate mitigation steps are taken.
- o Preparing an emergency plan for repair and relief of flooding hazards as a result of major disasters such as earthquake/dam failure and more expected events such as abnormally high rainfall and snowmelt.
- o Coordinating an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to flood victims.

FIRES

In order to implement safety standards, the following objectives for fire protection are established:

- o Insure that the fire department will continue to protect the health, safety, and general welfare of the citizens of El Centro by increasing knowledge and information about fire hazards, increasing community awareness of fire hazards, taking steps to lower risks of fire loss, and preparing for extreme disaster emergency recovery action in addition to routine emergency recovery.

In order to achieve adequate fire prevention, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous fire situations, hazardous locations, and activities and publishing information about this to the general public.
- o Identifying and analyzing past Fire Department workloads to examine trends.
- o Conducting system-wide simulation studies of fire generation and response behavior under various disaster conditions to anticipate problem areas and prepare mitigations for them.
- o Maintaining fire prone areas so as to lessen recurrent fire problems and include such public improvements in the capital improvement program for the City.
- o Providing effective 24-hour per day fire protection for any emergency.
- o Encouraging the continual efficiency of the Fire Department by expanding the budget to allow upgrading of fire fighting equipment facilities, and acquisition of additional equipment and manpower, and continuous update training programs for staff.
- o Establishing and maintaining the optimum fire insurance rating for the community.
- o Disallowing development which causes major increases in fire risk that will cause the city's existing fire fighting capacity to be exceeded.
- o Preparing an emergency plan for repair and relief of fire hazards as a result of major disasters such as earthquake/dam failure and more expected events.
- o Coordinate an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to fire victims.

DISASTER PREPAREDNESS

The following objective for disaster preparedness is established:

- o To promote programs and actions that will increase knowledge and information about disasters, increase community awareness of disasters, take steps to lower risks of loss from disasters, and prepare for emergency recovery action.

In order to pursue this objective, the following principles and programs are established:

- o Coordinating, identifying and evaluating efforts of all potentially hazardous situations, locations, and activities in El Centro including earthquakes, fires, floods and publishing information about this to the general public.
- o Analyzing disaster trends in relation to actual preparedness.
- o Coordinating all system-wide simulation studies of disaster generation and response behavior under various disaster conditions to anticipate problem areas and prepare mitigations for them.
- o Preparing an emergency plan for repair and relief of fire hazards as a result of major disasters such as earthquake/dam failure and more expected events.
- o Coordinating an emergency plan with other disaster relief plans to provide assistance to all disaster victims.
- o Utilizing the Multihazard Functional Planning Guidance to provide the basis for future disaster response planning, and include relevant data to the document as deemed necessary by the City Council.
- o Ensuring efficient control of emergency operations during disasters.
- o Establishing evacuation routes for emergency operations during disasters.
- o Undertaking periodic disaster exercises in cooperation with appropriate State and Federal agencies.

Actions accomplished during an emergency may be concentrated on the movement of people from identified hazard areas to safer, lower risk areas and on providing food, lodging, and shelter for the people in the reception areas. The following actions would be applicable:

- o Warn threatened elements of the population and initiate movement operations as necessary.
- o Advise the OES Mutual Aid Region of emergencies.
- o Prepare for the receipt and application of mutual aid.
- o Determine the need for assistance from the State and Federal governments and follow through by proclaiming a LOCAL EMERGENCY as prescribed by local ordinance and submit a formal request through the State OES to have the Governor proclaim a STATE OF EMERGENCY.
- o Alert agencies promptly in case the possible or expected emergency did not develop.

As provided in the California Emergency Plan, state agencies will provide assistance to threatened or stricken areas. State agency representatives will establish liaison with their local counterparts to relay information and mutual aid request. The OES Regional Manager will coordinate intra-regional mutual aid and state assistance as necessary. If a nuclear attack appears imminent, the Governor may proclaim a STATE OF WAR EMERGENCY and order/advise relocation.

The Multi-hazard Functional Planning Guidance addresses the jurisdiction's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and nuclear defense operations. It provides operational concepts relating to the various emergency situations, identifies components of the Local Emergency Management Organization, and describes the overall responsibilities of the organization for protecting life and property and assuring the overall well-being of the population. The plan also identifies the sources of outside support which might be provided (through mutual aid and specific statutory authorities) by other jurisdictions, state and federal agencies, and the private sector.

Concepts presented for peacetime emergencies consider the full spectrum from a minor involvement to total involvement from a destructive impact, with the worst-case situation being one associated with the occurrence of a major earthquake. The concepts for nuclear defense emergencies progress up to and include a nuclear attack which can occur with or without warning. There are a number of similarities in operational concepts for peacetime emergencies and nuclear defense emergencies.

Some emergencies will be preceded by a buildup period which, if recognized and utilized, can provide advance warning to those areas and/or population groups which might be affected. Other emergencies occur with little or no advance warning, thus requiring mobilization and commitment of the jurisdiction's resources just prior to or after the onset of the emergency situation. All agencies must be prepared to respond promptly and effectively to any foreseeable emergency to include the provision and utilization of mutual aid, emergencies such as:

- o Slow-rise flood
- o Nuclear power plant incident
- o Hazardous materials incident
- o Nuclear defense emergency
- o Possible dam failure
- o Approaching wildland fire
- o Short-term earthquake prediction

POLICE

The following objectives for police facilities are established:

- o Insure that the Police Department will continue to protect the health, safety, and general welfare of the citizens of El Centro by increasing knowledge and information about criminal hazards, increasing community awareness of criminal hazards, taking steps to lower risks of criminal losses, and preparing for extreme disaster emergency recovery action, in addition to routine emergency recovery.

In order to achieve adequate police protection, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous criminal situations, locations, and activities and publishing information about this to the general public.
- o Identifying and analyzing past Police Department workloads to examine trends.
- o Conducting system-wide simulation studies of crime generation and response behavior under various conditions to anticipate problem areas and prepare mitigations for them.
- o Providing effective 24-hour per day police protection for any emergency.
- o Encouraging the continued efficiency of the Police Department by expanding the budget to allow upgrading of the crime detection and law enforcement equipment facilities, acquisition of additional equipment and manpower, and continuous update training programs for staff.
- o Coordinating an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to crime victims.

TRAFFIC

The following objectives for traffic safety are established:

- o To increase knowledge and information about traffic hazards, increase community awareness of traffic hazards, take steps to lower risks of injury and property losses, and prepare for emergency recovery action.

In order to pursue these objectives, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous traffic situations, locations, and activities and publishing information about this to the general public.

- o Identifying and analyzing past traffic safety programs to examine trends.
- o Conducting system-wide simulation studies of traffic generation and injury behavior under various conditions to anticipate problem areas and prepare mitigation for them.
- o Encouraging the continued efficiency of the Public Works Department by expanding the budget to allow upgrading of the traffic safety equipment, acquisition of additional equipment and manpower, and continuous update training program for staff.
- o Coordinating an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to traffic victims.
- o Continuing the use of traffic control devices and other street design measures along arterials and collector streets to regulate, warn and guide traffic, bicycle and pedestrian movement.
- o Ensuring public safety by providing alternate pedestrian walkways and bike paths (where appropriate) to and from residential, industrial, commercial, and recreational centers.
- o Coordinating with the California Department of Transportation (Caltrans) for freeway/highway improvements.

AIRCRAFT

The following objectives for aircraft safety are established:

- o To increase knowledge and information about aircraft hazards, increase community awareness of these hazards, take steps to lower risks of loss, and prepare for emergency recovery action.

In order to pursue these objectives, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous air flight locations, situations, and activities and publishing information about this to the general public.
- o Conducting system-wide simulation studies of air crash behavior under various storm and other conditions to anticipate problem areas and prepare mitigations for them.
- o Suggesting the improvement of airport and takeoff/landing patterns and procedures to airport administrators so as to lower risks of crashes.

- o Preparing and coordinating an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to air crash victims.
- o Participating in the Master Plan revisions for existing airport facilities and operations, future airports, or airport expansions to minimize aircraft hazards in El Centro.

HEALTH CARE

The following objectives for health care are established:

- o To increase knowledge and information about health hazards, increase community awareness of these hazards, take steps to lower risks of loss, and prepare for emergency recovery action.

In order to pursue these objectives, the following principles and programs are established:

- o Identifying and evaluating potentially hazardous health situations and activities such as epidemics, water supply quality, and toxicity and publishing information about this to the general public.
- o Supporting the construction and upgrading of sufficient medical facilities and staffing at appropriate levels to meet or exceed medical standards for cities of the size of El Centro.
- o Disallowing unmitigated development which poses significant public health hazards.
- o Developing and implementing remedial sanctions against physical conditions that could present public health hazards, by enforcing mandatory regulations and/or requirements.
- o Coordinating an emergency plan and disaster relief activities with those of other agencies to provide optimum assistance to medical disaster victims.

TRACKING AND EVALUATING PROGRESS

Keeping up with progress in accomplishing the objectives and principles of the Safety Element of the General Plan requires a method of accounting for change. It is suggested that an evaluation and tracking system be utilized to accomplish this. Such a system should possess a time schedule (for example, once a year). People within specific departments should be assigned to conduct the work and be responsible for its completion. Finished reports should be placed in the hands of city decision makers.

Some of the instruments which would be created to track the progress of the City in meeting general plan objectives are the following:

- o An annual progress report of all general plan programs which are proposed herein to provide an analysis of progress made in accomplishing objectives, principles and programs.
- o An annual survey of all public agency and private efforts in increasing safety and reducing risks of losses.
- o An annual resident's survey which asks about seismicity, flooding, fires, disaster preparedness, police, traffic, aircraft and health care needs and programs, including user satisfaction with such programs.
- o An annual survey of all public and private coordinated efforts in the El Centro area in providing protection from and aid during and after hazardous events.

IMPLEMENTATION

There are a variety of local, state and federal programs and strategies which can be utilized within the City to reduce the potential public safety hazards. Local programs and strategies which apply to all sections of the Safety Element are the following:

GENERAL PROGRAMS

General Plan

The General Plan responds to the requirements set forth by the State of California Government Code Section 65300, which states that each "City shall adopt a comprehensive, long-term General Plan for the physical development of the (County or) City...". It is a statement of intent by the City as to the future development of the community and provides objectives, principles and implementation programs which set specific direction and commitments to action.

Zoning Ordinance

The Zoning Ordinance designates which types of uses are considered appropriate in which areas of the City and under what conditions certain uses may be considered appropriate.

Development and Environmental Review Procedures

The City's Development and Environmental Review Procedures are designed to allow for early recognition of potential problems and to provide for potential solutions or mitigating measures to minimize safety hazards with respect to new development to the maximum extent feasible.

GEOTECHNICAL/FLOOD MANAGEMENT/DISASTER PREPAREDNESS

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires that an Initial Study must be prepared for all proposed projects within the City requiring a discretionary approval to determine whether the project could have a significant environmental impact. If it is determined that there is a possibility of a significant adverse impact, a more extensive Environmental Impact Report (EIR) must be prepared which analyzes the existing environment, the potential impacts, and the potential mitigation measures.

During the City's Environmental Review Process, all significant environmental effects of a proposed project should be identified and discussed, including geologic and soil conditions, flood constraints, etc. The process provides for the early identification of potential hazardous impacts, as well as the protection

of natural and cultural resources and requires that identified significant effects be adequately mitigated. Consideration should be given to potential seismic hazard lands of statewide significance and critical concern as indicated in the California Environmental Goals and Policy Report (Office of Planning and Research, March, 1972).

General Plan

The analysis and standards dealing with structural hazards and natural seismic hazards should be used to identify levels of risk by area and develop land use standards for each such area. A seismic safety map should then be developed. The full range of urban land uses proposed in an area needs to be evaluated with respect to the level of hazard to which such uses can be subjected. Risk factors need to be established for specific types of seismic hazards and combined in an overall inventory and appraisal of:

- o Geologic conditions
- o Structural conditions
- o Location and characteristics of essential facilities (determined by local jurisdiction, but should include emergency operations centers, hospitals, utilities, fire and police stations and transportation systems).
- o Location of community facilities including other high occupancy structures such as schools, theaters, and public and semi-public buildings.
- o Dams, levees, and floodable areas.

The policy recommendation resulting from the geological and land use studies should be translated graphically to a single map or diagram showing appropriate conditions for different types of development and indicate the relative seismic hazards throughout the city. This will also involve determining what uses are acceptable under what conditions in each risk area. Separate standards should be established for different uses, such as:

- o Housing types
- o Commercial uses
- o Industrial uses
- o Open space categories
- o Community facilities
- o Essential facilities

State Department of Water Resources' Division of Dam Safety

The City shall coordinate with the State Department of Water Resources' Division of Dam Safety which is responsible for inspecting all dams in California.

El Centro Public Works Department

The City's Public Works Standards give specific requirements for design of drainage facilities to insure that they are properly sized to handle storm runoff and flush floods.

Multi-Hazard Functional Planning Guidance

The City shall utilize the Multi-Hazard Functional Planning Guidance which addresses the jurisdiction's planned response to extraordinary emergency situations associated with natural disasters, technological incidents and nuclear defense operations. It provides operational concepts relating to the various emergency situations, identifies components of the Local Emergency Management Organization, and describes the overall responsibilities of the organization for protecting life and property and assuring the overall well-being of the population.

Municipal Codes

The Municipal Code includes regulations pertaining to emergency operations in case of fire, disaster or extreme peril.

FIRE PREVENTION/REGULATIONS AND REVIEW PROCEDURES

Uniform Building Code and Fire Code

The Uniform Building Code and Fire Code adopted by the City provides fire protection standards for all construction, i.e. requirements for fire separation walls, special setbacks, interior sprinkler systems, etc.

Weed Abatement Program

The City of El Centro Fire Department enforces a weed abatement program to limit fire hazards in and around developed areas.

Fire Marshal and/or City Building Inspector

The City Fire Marshal inspects all new or altered buildings or structures to be sure they do not contain fire or safety hazards.

Municipal Code

The Municipal code includes regulations pertaining to emergency operations in case of fire, disaster or extreme peril.

POLICE PROTECTION AND TRAFFIC SAFETY LAWS AND CODES

California Highway Patrol

The California Highway Patrol is responsible for enforcing traffic laws along Interstate 8.

State Vehicle Code and Penal Code

The County Sheriff Department is responsible for enforcing the State Vehicle Code and Penal Code.

Municipal Code

The City Municipal Code includes provisions regulating the use of firearms and for emergency procedures during civil disturbances.

Traffic and Parking Regulations

The City has traffic and parking regulations to insure the safe movement of people, traffic and emergency vehicle access.

AIRPORT SAFETY AND REVIEW PROCEDURES

Federal Aviation Administration

The Federal Aviation Administration enforces standards for the construction or alteration of any structures that may affect the navigable airspace. Advisory Circular No. 70/7460-2G provides specific details on height limits at various distances from airports.

Airport Approaches Zoning Law

The Airport Approaches Zoning Law, contained in the California Government Code, includes regulations pertaining to land use in the vicinity of and within airports.

HEALTH CARE AND VECTOR CONTROL REGULATIONS

Health and Safety Code

The Health and Safety Code includes provisions to preserve and protect the public's health by enforcing and observing the quarantine regulations and rules prescribed by the State Department.

Pre-earthquake Preparations

- a. The most vulnerable structures within the jurisdiction with relationship to their effect on emergency operations should be listed;
- b. Available essential resources should be identified and inventoried;
- c. Procedures for obtaining mutual aid should be established; and,
- d. Continuity of emergency communication system, including augmentation of operating agency radio communications with Radio Amateur Communications Emergency Services or other organized volunteer emergency radio capability should be ensured.

Post-earthquake Operations

- a. Rapid surveillance and assessment of the damaged areas should be provided;
- b. People trapped in damaged structures or isolated danger areas should be searched out and rescued;
- c. Medical facilities should be identified and constructed if necessary;
- d. Necessary fire prevention, firefighting and lifesaving services in devastated or threatened areas should be provided;
- e. Debris from transportation routes into damaged areas should be cleared;
- f. People should be evacuated or directed from danger areas to locations providing relative safety, shelter, and sustenance;
- g. Traffic supervision and control along established evacuation routes and security for evacuated areas should be provided;
- h. Displaced people should be cared for;
- i. The dead should be removed, identified and preserved for future interment;
- j. Provision should be made for reuniting families;
- k. Provision should be made for informing victims' relatives outside the area;
- l. Hardship should be relieved and rapid and orderly reconstruction and redevelopment should be expedited;
- m. Essential public information through the news media should be prepared and disseminated;

- n. A log of operations should be prepared and maintained; and,
- o. A procedure for cooperating with qualified earthquake investigators should be developed.

Consideration of Existing Structural Hazards

Most of the buildings in El Centro were built over 25 years ago, making the city's building stock relatively old. However, El Centro has followed their Uniform Building Code which has contained seismic design standards since 1930, and the majority of structures, including all of the schools, are considered to be sound.

Any structure built prior to the adoption of this code could be a major source of hazards. Structural deficiencies are walls constructed of unreinforced masonry, and the existence of unstable parapets, cornices, and appendages. Wood-frame, single-story, residential structures have proved historically to be relatively earthquake resistant when not constructed over a fault trace. However, no building is earthquake-proof.

The objective of this section is to provide for the orderly abatement of those structural hazards which might still exist within the community. This should be consistent with the degree of earthquake risk the community is willing to accept, as expressed in the policy statement. There are certain structures over which the community has direct control and others which are under the control of State and Federal Government (public works projects).

Structures Not Under Direct Community Control

These structures fall into a number of categories of relative hazard:

- a. The most useful is age: using the date of May 26, 1983 (effective date of the Riley Act) as a division point;
- b. Identification of unsafe non-structural elements must be based on inspection (either plans or in the field); and,
- c. The presence or absence of dangerous non-structural elements (such as parapets, cornices, elevator counterweights, etc.) attached to the building in such manner as to create a hazard to occupants or passersby.

One and two-family dwellings or farm buildings need not be considered here. For other buildings the order of priority for remedial action should be based on the type of occupancy and physical condition and location. For example, an old masonry hospital situated on or adjacent to an active fault would have the highest priority; a warehouse separated from passersby by open space might have the lowest priority.

Dangerous Buildings Ordinance

Each community should have a dangerous buildings ordinance in addition to its building code ordinance (which covers new construction) to deal with existing structural hazards (including non-structural elements). The most recent code published by the International Conference of Building Officials (ICBO) is the "Uniform Code for the Abatement of Dangerous Buildings - 1985".

Because of the potential social and economic impact of meeting the safety standards established by the ordinance, it is important to realize that the standards may not all be immediately enforceable. Therefore, for compliance with its standards, city policy should permit a timetable for compliance.

Inform Public

Consideration should be given to informing the public of potential structural seismic hazards by requiring that all older, potentially dangerous structures be posted with signs indicating that their seismic safety is questionable. These structures should be examined to determine whether they meet community standards or must be rehabilitated or demolished.

Redevelopment

It is further suggested that the seismic safety condition of existing structures be a major factor in the selection of urban areas for redevelopment.

APPENDIX B

MODIFIED MERCALLI SCALE OF EARTHQUAKE INTENSITIES

THE MERCALLI INTENSITY SCALE

(as modified by Charles F. Richter in 1956 and rearranged)

The Mercalli Intensity Scale is a subjective, unequal interval scale invented in 1902 by the Italian seismologist Mercalli to measure perceptions of earthquake shock by different people who felt various earthquake movement phenomenon at different sites. The Mercalli scale is a 12 interval scale with "1" representing the lowest shock levels and "12" representing the highest shock levels. The following are abridged descriptions of these intensities.

- (1) Earthquake shaking not felt. But people may observe marginal effects of large distance earthquakes without identifying these effects as earthquake-caused. Among them: trees, structures, liquids, bodies of water sway slowly, or doors swing slowly.
- (2) Effect on people: shaking felt by those at rest, especially if they are indoors, and by those on upper floors.
- (3) Effect on people: Felt by most people indoors. Some can estimate duration of shaking. But many may not recognize shaking of building as caused by an earthquake: the shaking is like that caused by the passing of light trucks.
- (4) Other effects: Hanging objects swing. Structural effects: Windows or doors rattle. Wooden walls and frames creak.
- (5) Effect on people: Felt by everyone indoors. Many estimate duration of shaking. But they still may not recognize it as caused by an earthquake. The shaking is like that caused by the passing of heavy trucks, though sometimes, instead, people may feel the sensation of a jolt, as if a heavy ball had struck the walls. Other effects: Hanging objects swing. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. Structural effects: Doors close, open or swing. Windows rattle.
- (6) Effect on people: Felt by everyone indoors and by most people outdoors. Many now estimate not only the duration of shaking but also its direction and have no doubt as to its cause. Sleepers awakened. Other effects: Hanging objects swing. Shutters or pictures move. Pendulum clocks stop, start or change rate. Standing autos rock. Crockery clashes, dishes rattle or glasses clink. Liquids disturbed, some spilled. Small unstable objects displaced or upset. Structural effects: Weak plaster and Masonry D* crack. Windows break. Doors close, open, or swing.

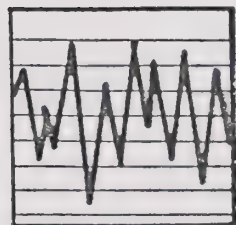
- (7) Effect on people: Felt by everyone. Many are frightened and run outdoors. People walk unsteadily. Other effects: Small church or school bells ring. Pictures thrown off walls, knickknacks and books off shelves. Dishes or glasses broken. Furniture moved or overturned. Trees, bushes shaken visibly or heard to rustle. Structural effects: Masonry D* damaged; some cracks in Masonry C*. Weak chimneys break at roof line. Plaster, loose bricks, stones, tiles, cornices, unbraced parapets and architectural ornaments fall. Concrete irrigation ditches damaged.
- (8) Effect on people: Difficult to stand. Shaking noticed by auto drivers. Other effects: Waves on ponds; water turbid with mud. Small slides and caving in along sand or gravel banks. Large bells ring. Furniture broken. Hanging objects quiver. Structural effects: Masonry D* heavily damaged; Masonry C* damaged, partially collapses in some cases; some damage to Masonry B*; none to Masonry A*. Stucco and some masonry walls fall. Chimneys, factory stacks, monuments, towers, elevated tanks twist or fall. Frame houses moved on foundations if not bolted down: loose panel walls thrown out. Decayed piling broken off.
- (9) Effect on people: General fright. People thrown to ground. Other effects: Changes in flow or temperature of springs and wells. Cracks in wet ground and on steep slopes. Steering of autos affected. Branches broken from trees. Structural effects: Masonry D* destroyed; Masonry C* heavily damaged, sometimes with complete collapse; masonry B* is seriously damaged. General damage to foundations. Frame structures, if not bolted, shifted off foundations. Frames racked. Reservoirs seriously damaged. Underground pipes broken.
- (10) Effect on people: General panic. Other effects: Conspicuous cracks in the ground. In areas of soft ground, sand is ejected through holes and piles up into a small crater, and, in muddy areas, water fountains are formed. Structural effects: Most masonry and frame structures are destroyed along with their foundations. Some well-built wooden structures and bridges destroyed. Serious damage to dams, dikes and embankments. Railroads bent slightly.
- (11) Effect on people: General panic. Other effects: Large landslides. Water thrown on banks of canals, rivers, lakes, etc. Sand and mud shifted horizontally on beaches and flat land. Structural effects: General destruction of buildings. Underground pipelines completely out of service. Railroads bent greatly.
- (12) Effect on people: Panic. Other effects: Same as for Intensity 10. Large rock masses displaced. Lines of sight and level distorted. Objects thrown into air. Structural effects: Damage nearly total, the ultimate catastrophe.

*Masonry A: Good workmanship and mortar, reinforced, designed to resist lateral forces.

*Masonry B: Good workmanship and mortar, reinforced.

*Masonry C: Good workmanship and mortar, unreinforced.

*Masonry D: Poor workmanship and mortar and weak materials, such as adobe.



**noise
element**

NOISE ELEMENT

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X. NOISE ELEMENT

SUMMARY

The purpose of the Noise Element is to identify existing and future noise environments so that land uses can be designed which will minimize the community's exposure to excessive noise. The Noise Element establishes policies to avoid the adverse affects which can result from excessive noise, such as reduced property values, a disruption of social cohesion, and, in an extreme case, a degradation of psychological stability and physical health.

The Element provides a means of tracking and evaluating progress and an implementation section to assist the City and community in achieving the desired objective and principles.

The objective of the principles and programs is to preserve the City's overall environment by controlling harmful and annoying noise for the benefit of existing and future residents.

KEY PRINCIPLES AND PROGRAMS

The key principles and programs of noise control are:

- o Enforcing motor vehicle laws and standards as appropriate, related to traffic flow, speed, and vehicle equipment standards to reduce noise along roadways experiencing high noise levels.
- o Requiring mitigation measures to comply with this Element and the Municipal code where it is determined that increased noise levels will result from street widening or other improvements to the circulation system.
- o Continuing to monitor the noise levels of railroad operations so that the ambient noise environment of El Centro will not be significantly affected.
- o Require solid masonry walls to be installed at the time of construction of a new dwelling unit (or units), along the side or rear property line or lines adjacent to any operational railroad right-of-way.
- o Incorporating appropriate regulations, standards and procedures into the City's development policies and ordinances, including the use of noise evaluations in environmental impact reports and statements, which take into consideration the annoyances and economic implications of noise.
- o Reviewing future projects to reduce unnecessary noise near noise sensitive land uses, such as hospitals, schools, parks, libraries and churches (see Table 44 for guidelines concerning Land Use Compatibility for Community Noise Environments).

TABLE 44

**LAND USE COMPATIBILITY
FOR COMMUNITY NOISE ENVIRONMENTS**

| Land Use Category | Community Noise Exposure Ldn or CNEL (dB) | | | | | | Acceptability |
|--|--|-----------|----------|---------|------|------|--|
| | -55- | -60- | -65- | -70- | -75- | -80- | |
| Residential (Low Density single family, duplex, mobile homes) | -----60 | 55-----70 | 70-75 | 75----- | | | Normally Acceptable Conditionally Acceptable Normally Unacceptable Clearly Unacceptable |
| Residential (multiple family) | -----65 | 60-----70 | 70-75 | 75----- | | | Normally Acceptable Conditionally Acceptable Normally Unacceptable Clearly Unacceptable |
| Transient Lodging (motels, hotels) | -----65 | 60-----70 | 70-80 | 80----- | | | Normally Acceptable Conditionally Acceptable Normally Unacceptable Clearly Unacceptable |
| Schools, Libraries, Churches, Hospitals, Nursing Homes | -----70 | 60-----70 | 70-80 | 80----- | | | Normally Acceptable Conditionally Acceptable Normally Unacceptable Clearly Unacceptable |
| Auditoriums, Concert Halls, Amphitheaters | -----70 | 65----- | | | | | Conditionally Acceptable Clearly Unacceptable |
| Sports Arena, Outdoor Spectator Sports | -----75 | 70----- | | | | | Conditionally Acceptable Clearly Unacceptable |
| Playgrounds, Neighbor- hood parks | -----70 | -70-75 | -75----- | | | | Normally Acceptable Normally Unacceptable Clearly Unacceptable |
| Golf Courses, Riding Stables, Water Recrea- tion, Cemeteries | -----75 | 70-----80 | 80----- | | | | Normally Acceptable Normally Unacceptable Clearly Unacceptable |
| Office Buildings, Businesses, Commercial and Professional | -----70 | -70-75 | -75----- | | | | Normally Acceptable Conditionally Unacceptable Normally Unacceptable |
| Industrial, Manufactur- ing, Utilities, Agri- culture | -----75 | 70-----80 | -75----- | | | | Normally Acceptable Conditionally Acceptable Normally Unacceptable |

Acceptability Key

Normally Acceptable: Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.

Conditionally Acceptable: New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice. Outdoor environment will seem noisy.

Normally Unacceptable: New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design. Outdoor areas must be shielded.

Clearly Unacceptable: New construction or development should generally not be undertaken. Construction costs to make the indoor environment acceptable would be prohibitive and the outdoor environment would not be usable.

Source: City of Poway Comprehensive Plan

- o Requiring maximum acceptable noise level standards for various land uses as follows:
 - a. Maximum acceptable outdoor noise exposure level for rural and single-family residential areas is 60 dB(A) CNEL.
 - b. Maximum acceptable outdoor noise exposure level for multiple-family residential areas is 65 dB(A) CNEL.
 - c. In the event that outdoor acceptable noise exposure levels cannot be mitigated by various noise attenuation mitigation measures, indoor noise levels shall not exceed 45 dB(A) CNEL.
 - d. Maximum acceptable outdoor noise exposure level for schools (public and private), libraries, churches, hospitals, nursing homes, parks and recreation areas is 70 dB (A).

Each City Department should utilize current technology in the evaluation and control of noise on matters within their area of responsibility.

TRACKING AND EVALUATING PROGRESS

In order to track and evaluate city progress in achieving long-term goals, the following programs should be established:

- o A review of all development projects to ensure that these projects are in conformance with the General Plan and Municipal Code (i.e. compatibility of land uses to noise sensitive areas) during the Development Review Process by the Planning and Engineering Departments.
- o Coordination, by the City Manager, of the various agencies and jurisdictions in Imperial Valley where regional concerns regarding noise pollution apply.
- o An annual progress report of all general plan programs to provide an analysis of progress made in accomplishing objectives, principles and programs.

Note: Please refer to the Bibliography section of the General Plan to find references cited in the Noise Element.

INTRODUCTION

The Noise Element identifies and analyzes noise sources and noise sensitive receptors within the City of El Centro. Acoustical standards are provided, as well as existing and future noise contours generated by noise sources. The following discussion provides a general overview of the City's existing conditions, general objectives and principles, the relationship of the Noise Element to the other elements of the General Plan; and an Implementation section which includes applicable federal, state and local noise regulations.

RELATIONSHIP OF THE NOISE ELEMENT TO THE GENERAL PLAN

The City has developed a Noise Element to reduce potential land use conflicts caused by growth-related noise. Government Code Section 65302(f) mandates that a Noise Element be adopted in conjunction with City and County General Plans in California. The Noise Element shall conform to the guidelines adopted by the Office of Noise Control pursuant to Section 46050.1 of the Health and Safety Code.

The Noise Element should provide the necessary tools to improve the City's overall environment by managing harmful and annoying noise for the benefit of existing and future residents. This should be accomplished by establishing policies which will regulate the location and intensity of noise through attenuation measures, establishment of acoustical and vehicle standards, and appropriate land use planning.

The Noise Element is closely related to other Elements of the General Plan, particularly the Land Use, Circulation, and Housing Elements. For example, the Land Use Element defines the location and intensity of land uses, the Circulation Element identifies transportation corridors and the needs to service various land uses within the City; and, community needs for residential development is discussed in the Housing Element.

NOISE DEFINITION

Noise is commonly defined as "unwanted sound." This assumes that there is a difference between intrusive and desirable sounds. The State legislation mandating the Noise Element requires the plotting of 65 decibel (dB) noise contours. Experts consider 65 dB "moderately loud" and background noise levels in excess of 60 dB are found to interfere with even the raised voice speaking level. Residential construction within the 65 dB, for example, would be undesirable unless such construction is specifically designed to reduce noise.

The City of El Centro has experienced variable levels of noise in terms of intensity and duration. Noise is principally caused by the operation of machines for transportation (by ground and air) and production. Some land uses are more tolerant of noise than others. For example, schools, churches and hospitals are more sensitive to noise intrusion than commercial and manufacturing activities.

Noise is commonly measured and evaluated based on Community Noise Equivalent Levels (CNEL) This is an average noise level based on the average energy content of sound. The measurement is taken in dB(A) (Decibels, A-weighted), which is a unit measure of a sound pressure ratio. "A" weighting is used to approximate the frequency of sound to which the human ear responds, which is relatively less sensitive to low frequency sound. CNEL and other terms used in this Element are defined in Table 45.

EXISTING CONDITIONS AND TRENDS

Noise is primarily generated from traffic along major roadways, railroad operations, industrial activities and from aircraft overflights. Because El Centro is the county seat and the center of economic activity within the region, an extensive circulation system has developed over the years. Regional and local roads within the City include: three State Highways, a freeway, eight arterials and several collector streets (refer to Figure 14 of the Circulation Element). Other major noise sources in El Centro include two rail lines intersecting within the City, and the Imperial County Airport, located just two miles north of the City limits. Existing CNEL (Community Noise Equivalent Level) noise contours are provided (Figure 30) which indicate noise levels generated by existing noise sources.

Noise sensitive land uses in El Centro include: the library, elementary and high schools, the Community Hospital, parks, churches, a museum and residential neighborhoods. Acoustical standards for these noise sensitive receptors are provided in this Element, as well as a more thorough analysis of the existing conditions.

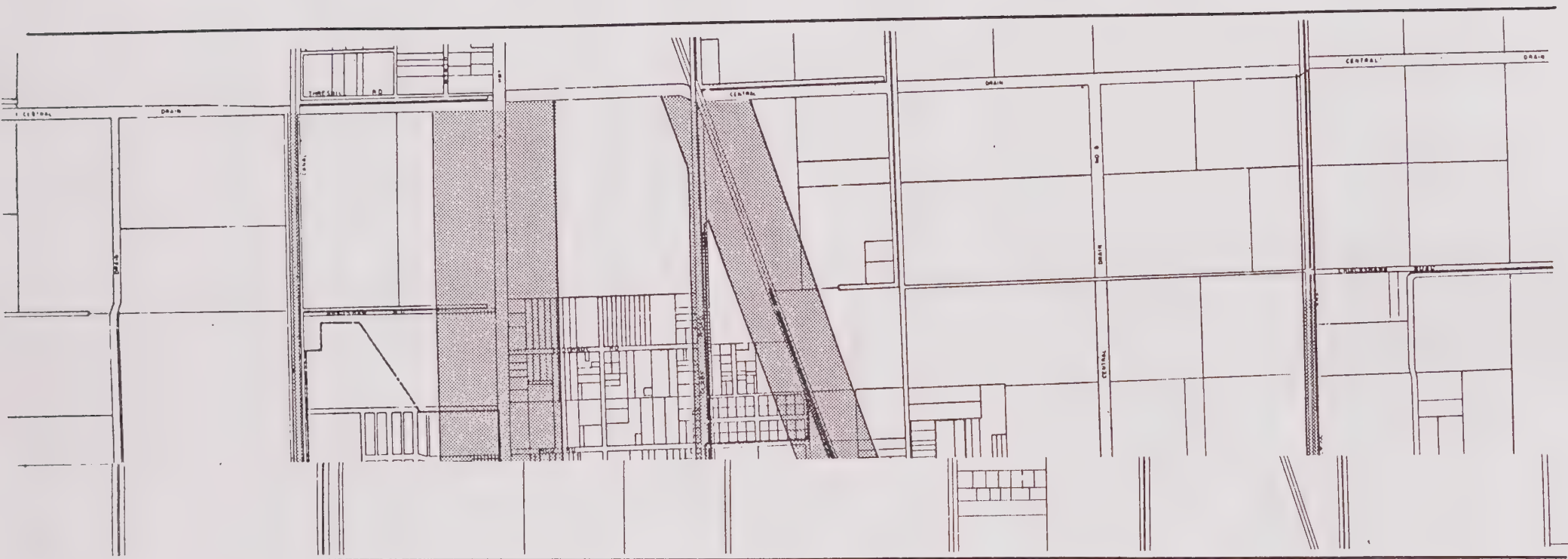
The projected 30 percent population increase of 8,000 can be expected to increase noise in the community and to cause problem situations to arise.

Major sources of noise include: vehicular traffic, railroad operations, industrial activities and aircraft operations. Community noise levels are important due to their effects on society. Effects of noise range from minor annoyance to physiological hearing damage.

For the purpose of this Noise Element, noise levels refer to the combination of ambient (background) noise and local noise sources. In order to quantify projected noise levels in El Centro, future traffic volumes were provided by the City Engineering Department which were then calculated using the FHWA Traffic Model RD-77-108 (San Diego Acoustics, Inc., 1987).

Traffic

Within the City of El Centro, the potential noise problem areas are concentrated primarily around traffic conditions. Traffic noise is expected to increase in the City over the next 10 to 20 years, mainly due to natural population growth. Growth will generally cause the traffic on some streets to increase, creating higher noise levels.



60 dBA Contours

Existing Noise Contours

city of el centro

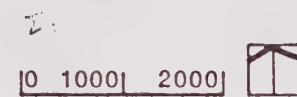


TABLE 45

DEFINITION OF TERMS IN NOISE ELEMENT

Ambient Sound Level - The composite noise from all sources near and far. Also referred to as the ambient noise level, it constitutes a normal or existing level of environmental noise at a given location and time.

Average (Equivalent) Sound Level [Leq or LEQ] - An average A-weighted sound level obtained by integrating and averaging during certain time periods. The Average Sound Level contains the same total acoustical energy over the averaging time period as the actual time varying sound.

Average Daily Trips (ADT) - The average number of vehicles passing a certain location on any one day, taking into account weekdays, weekends, holidays, vacations and seasonal variations.

A-Weighted Sound Level (dB(A)) - A sound level measured with utilization of the "A-weighting" frequency correction. This correction weights the contribution of sound of different frequencies so that the response of the average human ear is simulated. The A-weighted sound levels correspond well with people's judgments of the annoyance of noise.

Community Noise Equivalent Level (CNEL) - A composite noise term derived from the summation of the hourly LEQ's over a 24-hour time period with increasing weighting factors applied to the evening (7:00 p.m. to 10:00 p.m., +5 dB) and the night (10:00 p.m. to 7:00 a.m., +10 dB) time periods.

Day-Night Average Noise Level (Ldn) - The average noise level in dB(A) over a 24-hour period with a 10-decibel penalty assigned to nighttime noise (10 p.m. to 7 a.m.). The values of Ldn and CNEL are normally within + 1 dB of each other.

Decibel (dB) - A unit measure of sound pressure ratio. It is used to identify ten times the common logarithm to the base 10 of the ratio between two quantities that are proportional to power or energy.

Disturbing, Excessive or Offensive Noise - Any sound or noise which constitutes a nuisance involving discomfort or annoyance to persons of normal sensitivity residing in an area; or any sound or noise exceeding criteria, standards, or levels as set forth in any code or ordinance of the City of El Centro.

Exceedance Percentile (Ln) - The sound level exceeded for a certain percentage of the total time period.

Frequency - Number of complete oscillation cycles per unit of time. The unit of frequency often used is the hertz (Hz).

Hertz - Unit of frequency equal to one cycle per second.

Intrusive Noise - That noise which intrudes over and above the existing ambient noise at a given location. The relative intrusiveness of a sound depends upon its amplitude, duration, frequency and time of occurrence, tonal or informational content, and the level of the prevailing ambient.

Maximum sound level [L_{max}] - The maximum sound level in decibels during certain time periods.

Noise Contours - Lines of equal noise impacts. Noise contours are normally drawn at 5dB intervals.

Noise Sensitive Area - The site of any residence, hospital, school, library or similar facility where quiet is an important attribute of the environment.

One-Hour Average (Equivalent) Sound Level [L_{eq}(h)] - An average A-weighted sound level in decibels obtained by integrating and averaging during one hour time periods.

Sound Level - The frequency weighted sound pressure level in decibels obtained by the use of a sound level meter with a frequency weighting network as specified in the American National Standards Institute specifications for Sound Level Meters (ANSI 51.4-1971, or the latest revision thereof). If the frequency weighting employed is not indicated, the A-weighting is implied.

Sound Level Meter - An instrument for the measurement of sound which includes a microphone, an amplifier, a readout, and time averaging and frequency weighting networks. The Sound Level Meter shall meet or exceed the requirements pertinent for type S2A meters in the American National Standards Institute specifications for Sound Level Meters (ANSI 51.4-1971, or the latest revision thereof).

Sound Pressure Level - Twenty times the common logarithm to the base 10 of the ratio of the sound pressure to the reference pressure, which, is 20 micropascals (20 Pa). Measured in units of dB.

The City is linked to other cities in Imperial Valley and to other parts of California by a freeway and a number of highways (refer to the Circulation Element). Interstate 8 provides for east-west traffic along the southern portion of the City with off/on ramps at Imperial Avenue, Fourth Street and Dogwood Avenue. Highways include: State Highway 111, a north-south route from the Mexican border in Calexico to Brawley, Calipatria and Niland; State Highway 86, a north-south route connecting service from Interstate 8 in El Centro to Interstate 10 in Indio, via the western shore of the Salton Sea; and, State Highway 80, an east-west route paralleling Interstate 8, is known as the Evan Hewes Highway west of the city, and enters El Centro on Adams, turns south on 4th Street and then east on East Main.

Arterial streets are intended to provide for the movement and distribution of through-traffic between major traffic generators, such as the Civic Center, Central Business District and other commercial centers, and to less important collector streets serving residential areas directly. Collector streets also collect and distribute traffic to and from major and local streets, which serve secondary traffic generators, such as shopping and business centers, schools, parks and high density residential areas, as well as large single-family residential (refer to Figure 30 for the existing noise contours for the entire City).

Railroad Operations

Two rail lines serve El Centro. The Southern Pacific Railroad main line enters the eastern border near Winterhaven and then bears northwest and leaves Imperial County just east of the Salton Sea. This is the main Southern Pacific Line and serves the Los Angeles area. There is a major branch line from this main line at Niland that provides rail service to Calipatria, Brawley, Imperial, El Centro, Calexico, and Mexico. This line is used extensively for agricultural shipments and may also be used in the future as a right-of-way for geothermal pipelines to industrial plants in El Centro. Minor spurs provide service to Westmorland and the area north of Holtville. The Holten Interurban Railroad provides service from Holtville to El Centro. A San Diego and Arizona route links El Centro to San Diego but is not currently in operation west of Plaster City because of flooding damage. Portions of the rail line have been abandoned; however it could serve as an important shipping route to the coast for agricultural products and provide passenger service for tourism.

Industrial Activities

In addition to the rail lines, there is a road network for the movement of goods in the industrial areas of the City with access to Interstate 8 and State Highway 86. Typical manufacturing uses in El Centro include: packaging plants, automobile services, warehouses, etc. There is also a 40-acre industrial park, located on the corner of Dogwood Road and Ross Road, which is owned by the Redevelopment Agency. Currently operating in the park is the Chromizing Company Southwest, a repair station for jet turbine engines.

Aircraft Operations

The Imperial County Airport is served by two scheduled airlines with routes to Los Angeles, San Diego, Phoenix, and Yuma. The airport is currently unsuitable for jets and a number of factors may forestall its upgrading and expansion of future air traffic. The airport is, in large part, surrounded by residential and industrial development and has access by Route 86. The existing runway is aligned at odds with prevailing wind conditions. Imperial County Airport served 45,000 operations during 1985 (an operation includes one take off or one landing).

Possible expansion of facilities and operations have been studied in an Airport Master Plan, accompanied by an Environmental Impact Statement. An airport suitable for jet transportation could play an important role in the region's agriculturally-based economy by making possible shipments of high value perishable produce to major eastern markets.

The City has received several complaints regarding the noise generated by the Naval Air Facility, about seven miles west of the City. The military, however, is exempt from noise regulations. The Naval Air Facility could be considered as an alternative for future airport expansion if a joint use agreement can be worked out. It has been suggested that the City should explore this possibility. If this is the case, future development areas around the facility should be studied to ensure its compatibility with its use as both a military and civilian airport.

Noise Sensitive Land Uses

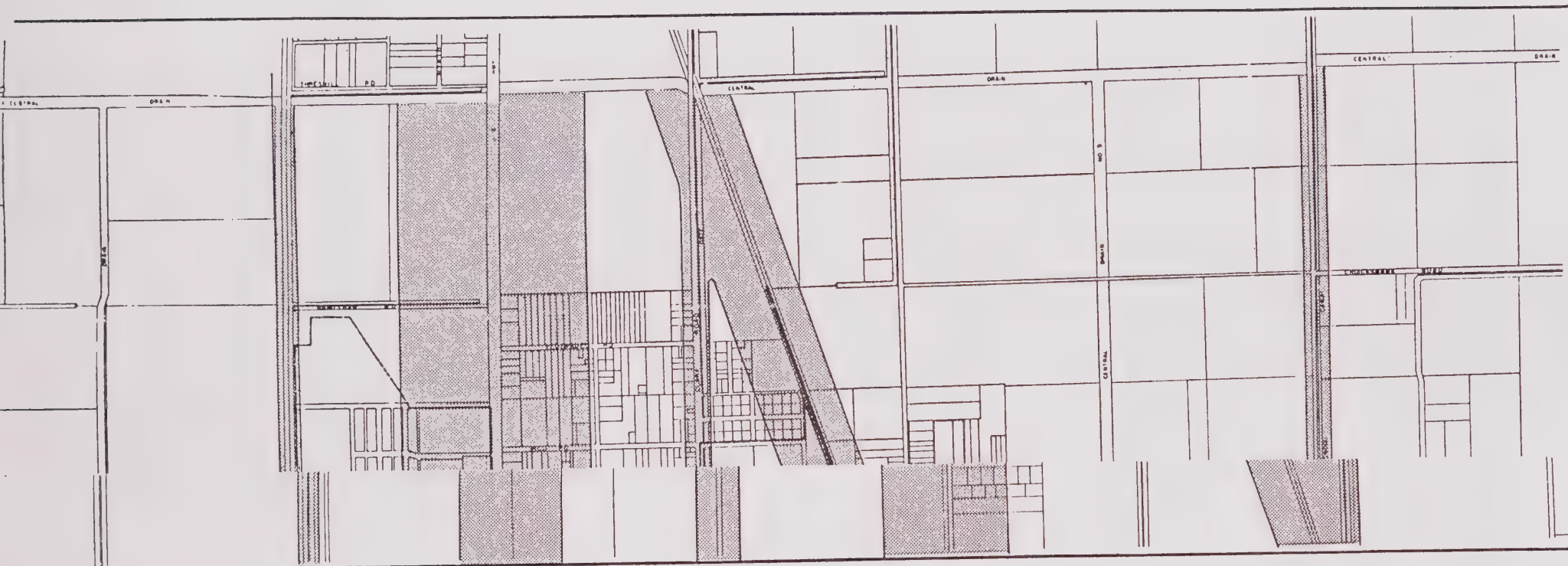
Some land uses are more tolerant of noise than others. For example, schools, hospitals, churches, and residences are more sensitive to noise intrusion than commercial or manufacturing activities. For this reason, land use compatibility with the noise environment is an important consideration in the planning and design of new developments (refer to Table 44 for land use compatibility for community noise environments).

Noise Exposure Inventory

Sensitive noise receptors in El Centro include: churches, educational facilities, the Community Hospital, parks and playgrounds and residential areas (refer to the Public Facilities Element for a list of parks and schools in El Centro, and the General Plan land use map for their locations).

The noise contours on Figure 30 were based on noise levels from each roadway centerline from the outside lane which was then calculated with the FHWA Traffic Model RD-77-108 and from the center of the railroad tracks which was then calculated by the methodology contained in WCR 73-5, Assessment of Noise Environments Around Railroad Operations (San Diego Acoustics, Inc., 1987). Based on residential growth projections, together with increase in commercial and other

traffic on the City's main transportation corridors, future noise exposure conditions were calculated. These are shown on Figure 31.



60 dBA Contours

Future Noise Contours

city of el centro

0 1000 2000

figure 31

NOISE PRINCIPLES, PROGRAMS AND PLANS

The Noise Element establishes the following objective:

- o To preserve the City's overall environment by controlling harmful and annoying noise for the benefit of existing and future residents.

NOISE SOURCES

To accomplish this objective with respect to noise sources, the following principles and programs concerning noise sources within the City are established:

- o Enforce motor vehicle laws and standards as appropriate, related to traffic flow and speed, and vehicle equipment standards, in an effort to reduce noise along roadways experiencing high noise levels.
- o Where it is determined that increased noise levels will result from street widening or other improvements to the circulation system, mitigation measures shall be required to reduce the noise levels to comply with this Element and the Municipal Code.
- o Promote alternative sound attenuation measures rather than traditional wall barriers; these shall include, but not be limited to: berms, embankments, landscaping, setbacks, and architectural design.
- o Establish and maintain truck routes away from noise-sensitive receptors, i.e. schools, hospitals, etc.
- o Maintain appropriate legislation regarding illegal or faulty exhaust systems on motor vehicles.
- o Continue to monitor the noise levels of the railroad operations so that the ambient noise environment of El Centro will not be significantly affected.
- o Require solid masonry walls to be installed at the time of construction of a new dwelling unit (or units), along the side or rear property line or lines adjacent to any operational railroad right-of-way.
- o Incorporate appropriate regulations, standards and procedures into the City's development policies and ordinances, including the use of noise evaluations in environmental impact reports and statements, which take into consideration not only the annoyances, but also the economic implications of noise.
- o Minimize the interfaces between residential and manufacturing uses.

- o Participate in the Imperial County Airport's master plan, so that adequate noise mitigation measures will be implemented for existing and future residents of El Centro.

NOISE SENSITIVE LAND USES

To accomplish the objective of the Noise Element with respect to noise sensitive land uses, several principles and programs will need to be adopted. As previously stated, 60 dB(A) CNEL is established as the maximum noise exposure for single family homes and 65 dB(A) CNEL is the maximum permissible exposure for multiple-family neighborhoods. Thus, based on projected traffic volumes, residential neighborhoods will be exposed to adverse noise levels which should, therefore, be mitigated.

- o Mitigation measures, such as soundproofing for housing, attenuates external noise by use of various building construction techniques. (A reasonable amount of noise reduction can be attained before costs become prohibitive.) Soundproofing techniques, however, are usually not left to the discretion of the designer or developer. Building codes require the selection of appropriate construction methods and materials that will match acoustical performance requirements.
- o In addition to typical wall and ceiling insulation, other practical techniques commonly used to improve the noise reduction of typical California light frame residential construction by 10 to 20 dB(A) include:
 - Utilization of heavy weather-stripped exterior doors
 - Double-paned windows, with forced air ventilation or air-conditioning (Windows in bedrooms must be openable for fire escape)
 - Elimination of baffling or openings through exterior walls, including wall air-conditioning units, mail slots, and attic and crawl spaces
 - Adding materials to certain wall and ceiling surfaces, especially beamed ceilings where no attics exist
 - Attenuation measures such as berms, walls and landscaping,

Tables 46 and 47 provide examples of sound insulation factors by building type and window conditions, and noise reduction implementation measures by common building construction methods.

- o Adherence to planning guidelines which include noise control for the exterior and interior living space of all new residential development within noise impacted areas.
- o Review of future projects to reduce unnecessary noise near noise sensitive areas (refer to Table 44 for guidelines concerning Land Use Compatibility for Community Noise Environments).

- o Maximum acceptable noise level standards for various noise sensitive land uses, i.e. schools and hospitals are as follows:
 - a. Maximum acceptable outdoor noise exposure level for rural and single-family residential areas is 60 dB(A) CNEL.
 - b. Maximum acceptable outdoor noise exposure level for multiple-family residential areas is 65 dB(A) CNEL.
 - c. In the event that outdoor acceptable noise exposure levels cannot be mitigated by various noise attenuation mitigation measures, indoor noise levels shall not exceed 45 dB(A) CNEL.
 - d. Maximum acceptable outdoor noise exposure level for schools (public and private), libraries, churches, hospitals, nursing homes, parks and recreation areas is 70 dB(A) CNEL.
- o Support changes in the Uniform Building code that incorporate new technologies for reducing exterior noise intrusion into structures, and the transmission of interior-generated noise within structures.
- o Utilize the noise contour maps to evaluate the effect of new development projects on the noise environment.

TABLE 46
SOUND INSULATION FACTORS
BY BUILDING TYPE AND WINDOW CONDITIONS

| <u>Building Type</u> | <u>Window Condition</u> | <u>Noise Reduction</u> |
|----------------------|-------------------------|------------------------|
| All | Open | 10 dB(A) |
| Light Frame | Ordinary Sash | |
| | Closed | 20 dB(A) |
| | with Storm Windows | 25 dB(A) |
| Masonry | Single Glazed | 25 dB(A) |
| | Double Glazed | 35 dB(A) |

TABLE 47
NOISE REDUCTION PROVIDED BY
COMMON BUILDING CONSTRUCTION METHODS

| <u>Construction Type</u> | <u>Occupancy</u> | <u>General Description</u> | <u>Reduction, dB(A)*</u> |
|--------------------------|--|---|--------------------------|
| 1 | Residential, Commercial, Schools | Wood framing. Exterior stucco or wood sheathing. Interior drywall or plaster. Sliding glass windows. Windows partially open. | 15 - 20 |
| 2 | Same as 1, above | Same as 1, above, but windows closed. | 25 - 30 |
| 3 | Commercial, Schools | Same as 1 above, but windows are fixed 1/4-inch plate glass. | 30 - 35 |
| 4 | Commercial | Steel or concrete framing. Curtain-wall or masonry exterior wall. Fixed 1/4-inch plate glass windows. | 30 - 40 |

* The range depends upon the openness of the windows, the degree of seal and the window area involved.

Source: County of San Diego.

TRACKING AND EVALUATING PROGRESS

During the next 20 years the City of El Centro will strive to bring about economic growth in the community which will focus on the City's development potentials. To ensure the City's objectives and principles are implemented, a tracking and evaluating procedure needs to be performed. Performance will be based on the completion of key principles and programs within each element of the General Plan.

In order to track and evaluate progress in achieving the long-term objective and principles of the Noise Element, the following programs have been established:

- o A review of all development projects to ensure that these projects are in conformance with the General Plan and Municipal Code (i.e. compatibility of land uses to noise sensitive areas) during the development review process by the Planning and Engineering Departments.
- o Coordination of the various agencies and jurisdictions in Imperial Valley where regional concerns regarding noise pollution apply.
- o Preparation of progress reports of all general plan programs to provide an analysis of progress made in accomplishing objectives, principles and programs.

IMPLEMENTATION

There are a variety of existing Federal, State and local programs and strategies which can be utilized within the City to reduce the potential noise impacts described within this Element.

LOCAL PROGRAMS

General Plan

The General Plan responds to the requirements set forth by the State of California Government Code Section 65300, which states that each "city shall adopt a comprehensive, long-term General Plan for the physical development of the (County or) City...". It is a statement of intent by the City as to the future development of the community and provides objectives, principles and implementation programs which set specific direction and commitments to action.

Based on Figures 30 and 31, showing existing and future noise contours affecting residential areas, studies should be undertaken to more fully document the number of city residents expected to be subject to adverse noise levels. Block grants, neighborhood revitalization of other funds could be targeted to improve the noise environment in impacted neighborhoods, such as by construction or noise walls or berms, or installation of wall insulation, double-paned windows, caulking and weatherstripping.

Zoning Ordinance

The Zoning Ordinance designates which types of uses are considered appropriate in which areas of the City and under what conditions certain uses may be considered appropriate. It sets forth noise control performance standards for residential, commercial, and industrial uses.

Development and Environmental Review Procedures

The City's development and environmental review procedures are designed to allow for early recognition of potential problems and to provide for potential solutions or mitigating measures so that resources may be conserved to the maximum extent feasible. Development standards should be applied to future projects during the development review process and should include the following:

1. Whenever it appears that new development will result in any existing or future noise sensitive areas being subjected to noise levels of 60 dB(A) CNEL, or greater, an acoustical study will be required.

2. If the acoustical study shows that the noise levels at any area will exceed 60 dB(A) CNEL within residential or other noise sensitive areas, the development should not be approved unless the following findings are made:
 - a. ModificationS to the development have been, or will be made, which will reduce the exterior noise level to 60 dB(A) CNEL or less.
 - b. If, with current noise abatement technology, it is not feasible to reduce the exterior noise level to 60 dB(A) CNEL or less, then modifications to the development will have been, or 'will be' made, which reduce the exterior noise level to the maximum extent feasible and the interior noise level to 45 dB(A) CNEL or less. Particular attention shall be given to noise sensitive spaces such as bedrooms, or patios and balconies.
 - c. If the development proposal offers limited exposure to exterior noise levels in excess of 60 dB(A) CNEL but less than 65 dB(A) such as on balconies, an exception to the standard can be made if the areas exposed to higher nose levels can be demonstrated to be appropriate for the uses proposed in conjunction with a definitive architectural concept and have an overall socioeconomic benefit to the City of El Centro.

The acoustical study shall include existing and future noise levels on the site, the effect of the project on its surroundings, and mitigating measures, if necessary. The mitigation measures may include, but not be limited to the following:

1. Correct siting and design of the buildings to minimize noise impacts;
2. Provision of berms, embankments, landscaping setbacks and other sound barriers, without the exclusive use of walls, i.e. a combination of a small wall and a berm in concert with the overall streetscape in the area could be appropriate;
3. Insulation of buildings against noise, including thicker-than-standard glazing and mechanical ventilation; and,
4. Plexiglass noise barriers on outdoor balconies/patios within noise impact zones.

Other City Programs

In addition, there are several other procedures, which, where practical, would be effective in reducing noise throughout the City. These include:

1. Improving traffic circulation to "smooth" flow;

2. Reducing speed limits in noise sensitive areas;
3. Setting time limits on certain noisy activities; and,
4. Purchasing quieter equipment for City use.

STATE PROGRAMS

Motor Vehicle Code

The California Highway Patrol enforces the Motor Vehicle Code, Sections 23130, 27002, 27150, 27151 and 27160 (Annex A), which sets the noise level limits for all vehicles operating on California highways.

California Administrative Code

California Administrative Code, Title 25, Chapter 1, Subchapter 1, Article 4, Section 1092, enforced by the City's Building Inspection Department, provides the Noise Insulation Standards for any new hotel, motel, apartment houses, condominiums, and dwellings other than single-family dwellings. Those uses located within a 60 dB(A) CNEL noise contour will require an acoustical analysis to show that the interior noise levels will not exceed 45 dB(A) CNEL. Further, it must be shown that the party walls have a Sound Transmission Class (STC) of 50 or more and that party floor/ceiling assemblies shall have an STC of 50 or more and an Impact Insulation Class (IIC) of 50 or more. This analysis must be carried out by a qualified acoustical consultant and the report submitted together with the building plans.

California Department of Transportation (CalTrans)

With regard to transportation, a liaison should be maintained with transportation agencies, such as CalTrans, in a cooperative effort to reduce noise at existing facilities and ensure the consideration of noise impacts when designing and locating proposed facilities. The City Noise Ordinance should be amended, where necessary, to ensure compliance with the provisions of this Element of the General Plan. Finally, the City should review ongoing policies, programs and ordinances every five (5) years or as warranted by technological developments, as per State guideline requirements.

FEDERAL PROGRAMS

Noise Control Act of 1972

The Noise Control Act of 1972 is implemented by the Environmental Protection Agency (EPA) which determines the allowable noise level limits for medium and heavy trucks, buses and some household equipment.

Occupational Safety and Health Act (OSHA)

The Occupational Safety and Health Act (OSHA) determines noise exposure limits in the workplace. In California this Act is administered as CAL/OSHA.

Federal Aviation Act of 1958

The Federal Aviation Act of 1958 initiated the Federal Aviation Administration (FAA) which issued Federal Air Regulations (FAR), Part 36 of which sets noise level limits for private and commercial aircraft. Military aircraft are not subject to regulation.

bibliography

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